

# Claire Sheehan

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**Cinder Close,  
Todmorden, OL14 5AR**

**£310,000**



Claire Sheehan Estate Agents  
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## 14 Cinder Close, Todmorden, OL14 5AR

### Modern Semi-Detached House

### Lounge With Juliet Balcony

### Ground Floor En-Suite Bedroom

### Integral Garage & Double Parking

### 4 Bedroom Family Home

### Dining Kitchen With French Windows

### Stylish 4 Piece Bathroom

### Wider Garden Plot

A modern semi-detached house, with double driveway and generous rear garden. This stylish property, constructed circa 2021/2022 offers spacious and versatile family accommodation spanning three floors. The ground floor has an en-suite master bedroom, which could alternatively serve as an excellent home office or family den. The living accommodation is to the first floor and includes a fitted dining kitchen with French windows to the garden, a guest WC and an L - shaped lounge enjoying a sunny southerly outlook with French windows and Juliet balcony. The second floor has a four piece family bathroom and three bedrooms. The integral garage is a good size, with utility space. Gas central heating and double glazing installed. Modern building regulations mean there is a good energy efficiency with an **EPC EER (84) B**.

#### Accommodation:

*All measurements are approximate*

#### Location

Located approximately 1 mile from Todmorden town centre, forming part of a small development elevated off the Halifax Road. This is particularly handy for Castle Hill School (currently undergoing a re-build), approximately 1.1 miles from Todmorden station and close to a wonderful canal walk linking Todmorden to Hebden Bridge. There is a Bus Stop on the main Halifax Road, just a few yards from the property.

#### Entrance Hallway

Front entrance door with double glazed side panel. Attractive wood flooring. Access to the integral garage. Staircase to the first floor landing with under-stairs storage cupboard.

#### Ground Floor Bedroom

*10' 8" x 11' 9" (3.26m x 3.57m)*

A versatile room which could serve as a home office, family den or master bedroom. Double glazed rear window. Radiator. Door to the en-suite shower room.

#### En-Suite Shower Room

Fitted with a three piece white suite comprising; WC, vanity wash hand basin and step in shower enclosure. Part tiled surrounds. Extractor, Double glazed rear window.

#### First Floor Landing

Staircase to the second floor landing. Radiator. Recess spot lighting.

#### Guest WC

Fitted with a modern white WC and vanity wash hand basin. Part tiled surrounds. Recess spot lighting. Chrome heated towel rail/radiator.





### Lounge

**14' 9" x 14' 10" (4.5m x 4.52m) max dimensions**

A lovely L-shaped room at the front of the property, enjoying a sunny southerly outlook with French windows to a Juliet balcony. Additional double glazed window to the front elevation. Distant hillside views. Radiator.

### Dining Kitchen

**11' 11" x 11' 6" (3.64m x 3.50m) max dimensions**

Located at the back of the house with French windows giving access to the rear garden. The kitchen area is fitted with a stylish range of wall and base units, having coordinated worktops with matching up-stands and an inset one and a half bowl single drainer sink with mixer tap. Integrated appliances include; electric oven and microwave, induction hob with filter hood, fridge freezer and a dishwasher. Recess spot lighting. Radiator. Extractor. Double glazed rear window. Attractive tiled flooring.

### Second Floor Landing

Loft access.

### Bedroom 2

**9' 10" x 14' 8" (3.00m x 4.48m) max dimensions**

Double glazed dormer window and Velux skylight, to the front elevation, with distant hillside views. Radiator. Recess spot lights.

### Bedroom 3

**9' 4" x 8' 5" (2.84m x 2.56m)**

Double glazed rear window with garden views. Radiator.

### Bedroom 4

**9' 4" x 5' 7" (2.84m x 1.69m)**

Double glazed rear window, with garden views. Radiator.

### Family Bathroom

**9' 10" x 6' 1" (3.00m x 1.85m)**

Fitted with a stylish modern white suite comprising; panelled bath, WC, wash hand basin and good size shower enclosure with sliding door. Attractive tiled surrounds and tiled floor. Recess spot lighting. Extractor. Chrome heated towel rail/radiator.

### Garage

**19' 0" x 8' 6" (5.80m x 2.60m)**

A generous garage with space for utilities, including plumbing for a washing machine. Power and light laid on. Up and over garage door. Personal door to the ground floor entrance hallway.

### Rear Garden

The rear garden includes a paved patio area with storage underneath, accessed from the side parking area, with a cold water tap. The main garden is elevated and enclosed with a walled rear boundary. The garden features an artificial grass area with paving around the edges and attractive railings.

### Parking

Number 14 benefits from double parking, with a driveway in front of the garage and also at the side of the house.

### Directions

What three words: guilty.shielding.slows

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business.  
Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

## Tenure

This is a Freehold property. Covenants and easements apply, please refer to the Title Deeds.

## Council Tax

Band C

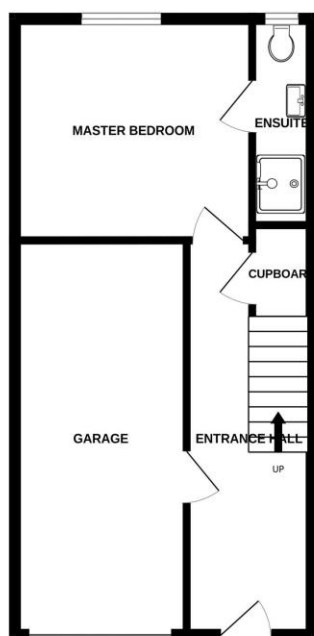
Calderdale MBC Council Tax – 01422 288003.

## How To View This Property

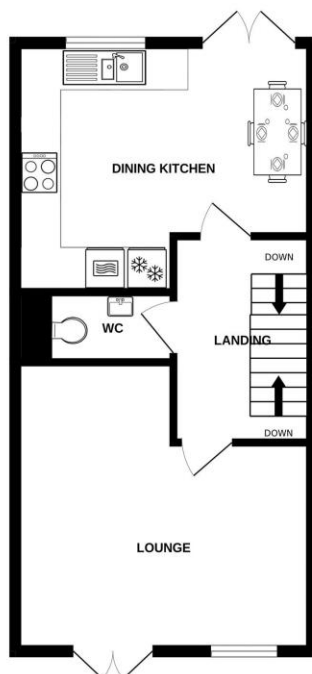
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

[enq@cs-ea.co.uk](mailto:enq@cs-ea.co.uk)

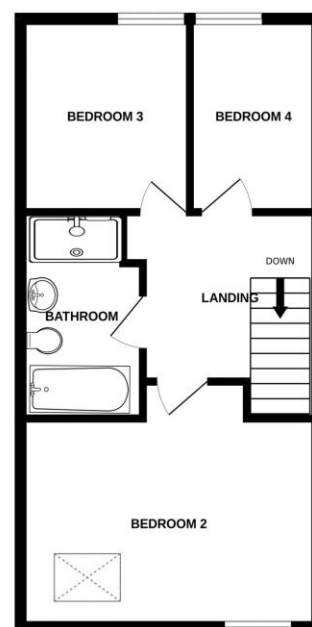
GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



2ND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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