





255 Halifax Road, Todmorden

£155,000 Freehold

Large than average two bedroomed terraced sitting on enviable plot and position in Todmorden • Sitting just outside Todmorden centre, meaning all the usual shops and amenities are close by, as well as Todmorden train station • Large open ground floor area, with lounge and kitchen • Two DOUBLE bedrooms with stairs leading upto attic (with eaves storage) • Yard to the side of the property with space for seating and access to large outbuilding (suitable for many uses, with power and plumbing) • Gas central heating and double glazed windows • Early viewing highly recommended

Spacious two bed end terrace in Todmorden, open-plan living, attic storage, outbuilding with power and plumbing, close to town, shops and station. Early viewing recommended.
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







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GROUND FLOOR

Lounge
12' 9" x 13' 0" (3.89m x 3.96m)

Kitchen
10' 8" x 13' 0" (3.25m x 3.96m)

FIRST FLOOR

Landing
15' 0" x 5' 0" (4.57m x 1.52m)

Bedroom
13' 6" x 9' 0" (4.12m x 2.74m)

Bedroom
9' 0" x 9' 0" (2.74m x 2.74m)

Bathroom
8' 4" x 5' 9" (2.54m x 1.75m)

SECOND FLOOR

Attic
11' 5" x 12' 2" (3.48m x 3.71m)

GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.

1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.

2ND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



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TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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