



## 12 Harvelin Park, Todmorden

£440,000 Freehold

Large detached family home on sizeable and enviable plot • Detached bungalow with four bedrooms, open plan lounge kitchen diner and modern four piece bathroom suite (fitted by current owners) • Located on highly sought after and highly regarded 'Harvelin Park' private estate, sitting on the outskirts of the popular West Yorkshire market town of Todmorden • Close to a number of walking trails and local beauty spots including local landmark 'Stoodley Pike' • A number of high quality fixtures and fittings throughout, including 'Ariston' combination boiler (installed on 2022), ornate and attractive multi fuel burner. Boarded loft with light and insulated • Fibre optic broadband to the premises • Large garden plot, ideal for all the family including wooded area with access to timber built studio with power • Large double garage, with internal access as well as up and over door. Garage is plumbed for washing machine and with power • Good size driveway to comfortably house four cars

Stunning 4-bed bungalow in 'Harvelin Park' estate. Luxurious open-plan living, modern bathroom, high-end fixtures. Tranquil garden with studio, double garage, driveway for 4 cars. Ideal Todmorden location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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## **GROUND FLOOR**

### **Entrance Porch**

6' 8" x 4' 8" (2.03m x 1.42m)

### **Open plan Lounge / Kitchen / Diner**

20' 10" x 27' 1" (6.35m x 8.26m)

### **Conservatory**

11' 5" x 4' 4" (3.48m x 1.32m)

### **WC**

5' 10" x 2' 11" (1.78m x 0.89m)

### **Double Garage**

17' 0" x 16' 4" (5.18m x 4.98m)

### **Inner Hallway**

12' 4" x 7' 6" (3.76m x 2.29m)

### **Bedroom**

13' 3" x 11' 2" (4.04m x 3.40m)

### **Bedroom**

8' 2" x 11' 8" (2.49m x 3.56m)

### **Bedroom**

10' 8" x 10' 5" (3.25m x 3.18m)

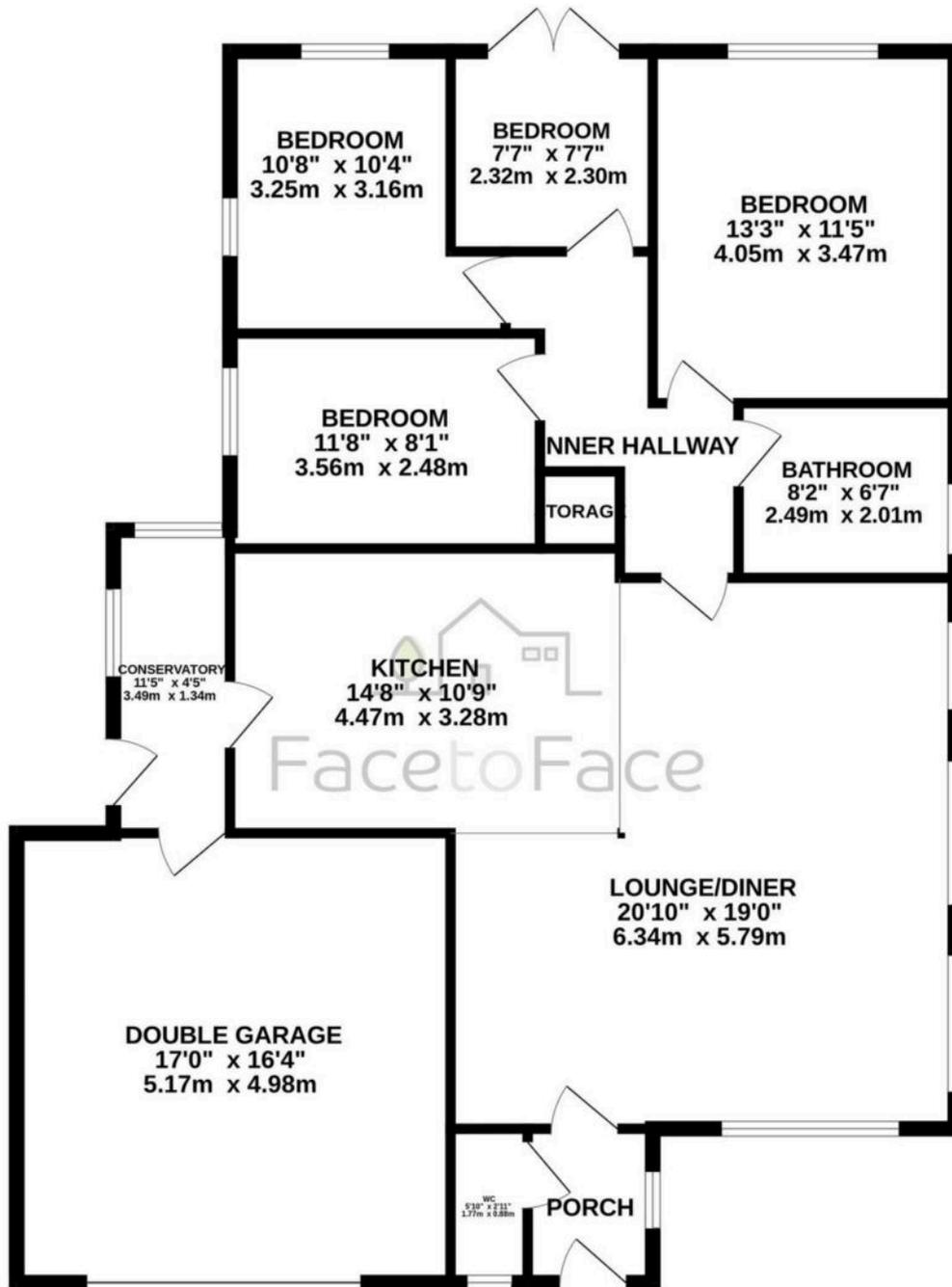
### **Bedroom**

7' 7" x 7' 7" (2.31m x 2.31m)

### **Bathroom**

6' 7" x 8' 2" (2.01m x 2.49m)

GROUND FLOOR  
1390 sq.ft. (129.1 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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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