



## 22 Parkside Road, Todmorden

£260,000 Freehold

Spacious semi detached family home, located on the outskirts of Todmorden • Not overlooked to the front or rear, with stunning open aspect views to the front of the property • Modern combination boiler installed in 2021, which has been serviced annually by the current owners. Also with 'Hive' thermostat • Triple glazed windows throughout, installed by current owners in 2020 • Attractive bay window front to lounge and master bedroom enjoying luscious views over the Calder valley • Light, airy and modern fitted dining kitchen, newly installed by the owners in 2025 with sliding door leading to rear garden • Ground floor WC off entrance hallway • Attractive rear garden with glass balustrade, Astro turf lawn and summerhouse • Driveway parking to the front of the property • Useful loft area, with pull down ladder and lighting

A captivating 3 Bed Semi-Detached House in Todmorden with stunning views. Modern amenities include a combi boiler, 'Hive' thermostat, triple glazed windows, and a stylish kitchen leading to a rear garden haven. A loft area, driveway, and summerhouse complete this perfect family retreat.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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**GROUND FLOOR**

**Entrance Vestibule**

3' 2" x 5' 7" (0.97m x 1.70m)

**Entrance Hallway**

12' 11" x 6' 7" (3.94m x 2.01m)

**Lounge**

13' 4" x 11' 0" (4.06m x 3.35m)

**Dining Kitchen**

9' 8" x 17' 0" (2.95m x 5.18m)

**Ground Floor WC**

6' 3" x 2' 8" (1.91m x 0.81m)

**FIRST FLOOR**

**Landing**

10' 10" x 6' 7" (3.30m x 2.01m)

**Bedroom**

13' 4" x 10' 11" (4.06m x 3.33m)

**Bedroom**

9' 8" x 10' 0" (2.95m x 3.05m)

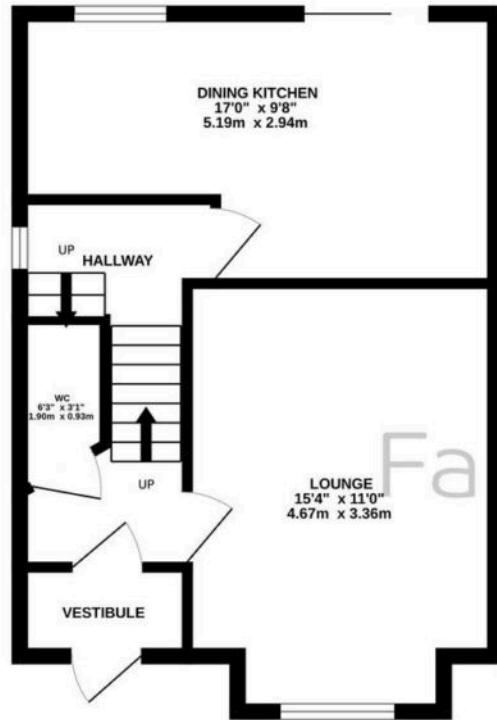
**Bedroom**

6' 9" x 8' 4" (2.06m x 2.54m)

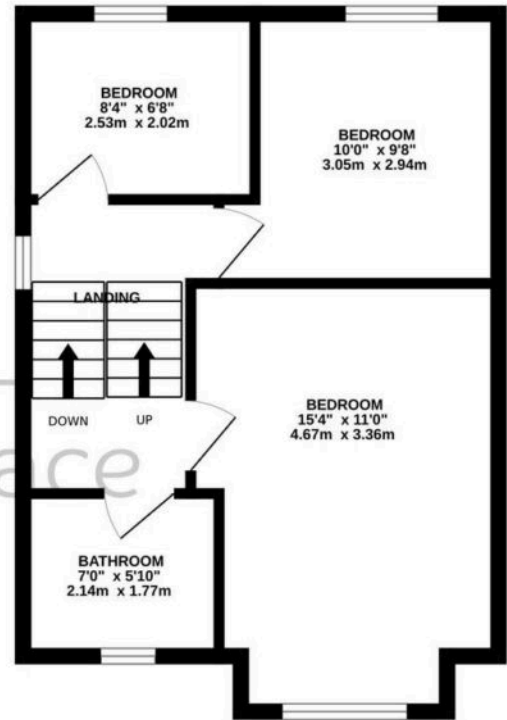
**Bathroom**

5' 4" x 6' 10" (1.63m x 2.08m)

GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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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