



3 River Street, Todmorden

£110,000 Freehold

Sitting on highly convenient street just minutes walk away from centre of Todmorden • Todmorden is a charming and sought after small, West Yorkshire town packed full of character and a number of independently run and owned businesses for your every day needs! • Close by to Todmorden train station, ideal for those looking to commute • The property itself is spread over three levels • Ideal for buy to let investor or first time buyer alike! • Cellar • Gas central heating and double glazed windows • NO CHAIN

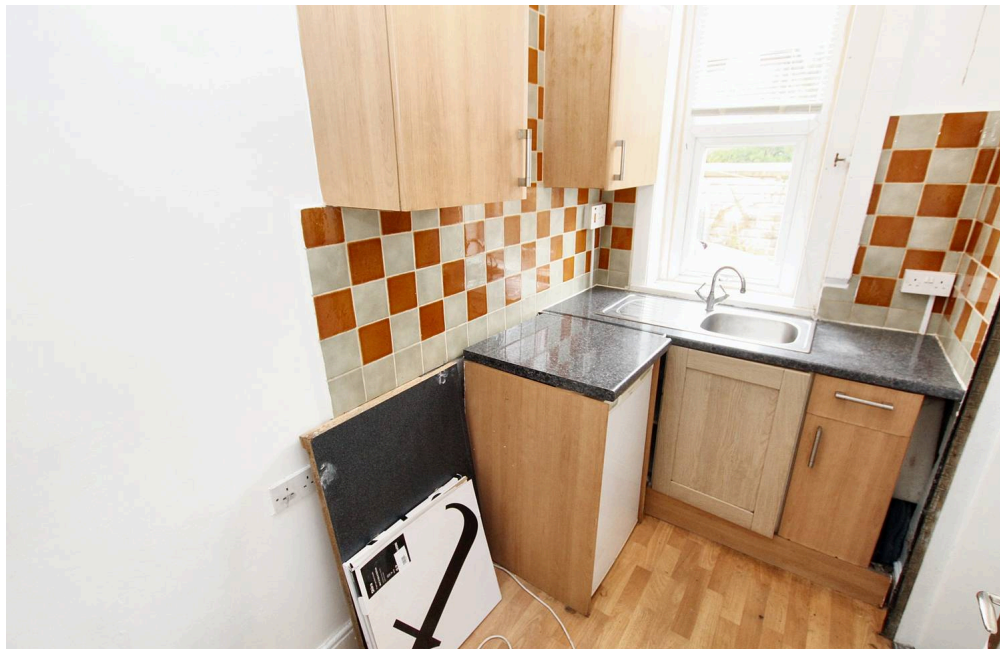
FIRST TIME BUYERS / INVESTORS - Dont miss out on this charming 2-bed mid-terraced house near Todmorden centre. Ideal for commuters, versatile layout, cellar, gas heating, double glazing. NO CHAIN!!

Council Tax band: A

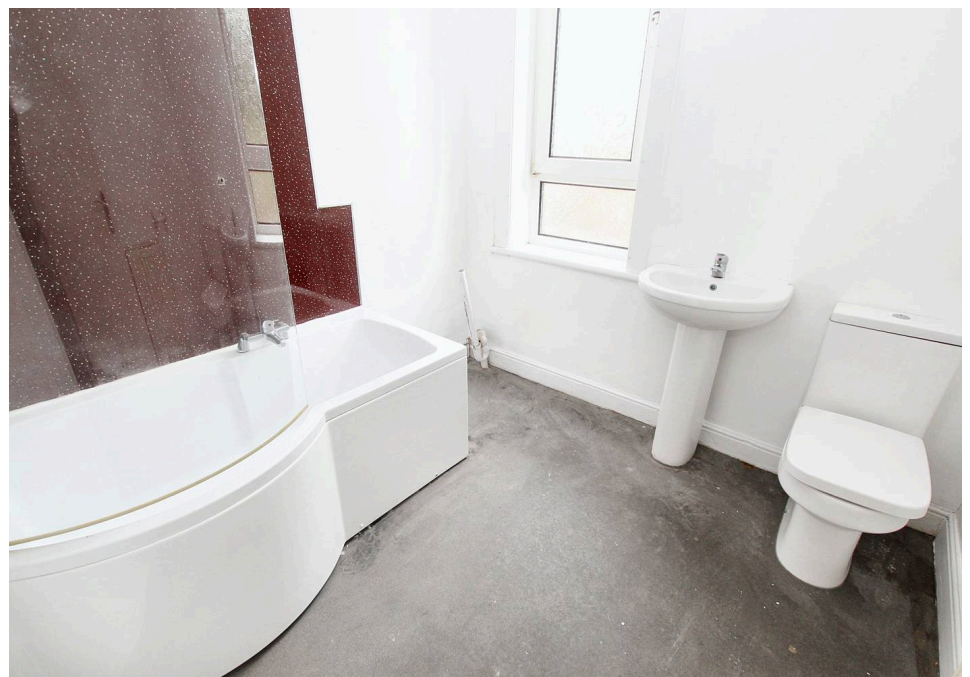
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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GROUND FLOOR

Entrance Vestibule

3' 9" x 3' 6" (1.14m x 1.07m)

Lounge

14' 4" x 12' 1" (4.37m x 3.68m)

Kitchen

14' 4" x 5' 1" (4.37m x 1.55m)

FIRST FLOOR

Landing

6' 6" x 7' 11" (1.98m x 2.41m)

Bedroom

14' 4" x 9' 4" (4.37m x 2.84m)

Bathroom

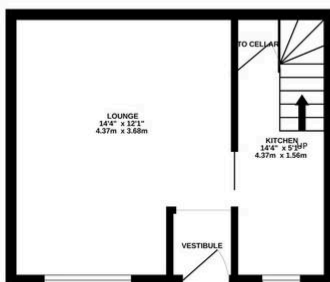
7' 6" x 7' 11" (2.29m x 2.41m)

SECOND FLOOR

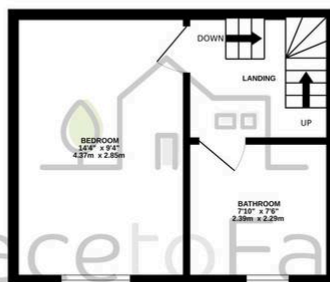
Bedroom

14' 4" x 17' 9" (4.37m x 5.41m)

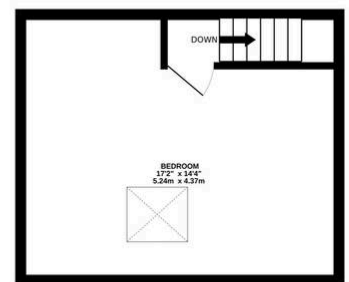
GROUND FLOOR
247 sq.ft. (22.9 sq.m.) approx.



1ST FLOOR
247 sq.ft. (22.9 sq.m.) approx.



2ND FLOOR
247 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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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