



Let **UK** Home

3 Bedrooms

Flat

**Located
in Tedderton**

£1,400 Per Month



info@letukhome.co.uk

<https://www.letukhome.co.uk/>

01795 358 886



Rochdale Road, Walsden Todmorden

OL14 7LP



Let UK Home are excited to offer this impressive three-storey mixed-use property sits on the busy Rochdale Road, located in the heart of the charming village of Walsden in Todmorden, West Yorkshire.

This mixed-use property features a ground-floor street-front takeaway shop fitted with a front serving area and rear kitchen, ready for immediate trading. The upper floors accommodate a self-contained three-bedroom flat with two double bedrooms, one single bedroom, a separate kitchen and a family bathroom, providing comfortable living space, while the second floor and loft offer extra flexible space and ample storage potential.

The property benefits from convenient public transport. Todmorden main train station is within easy walking distance, offering fast connections to key cities including Manchester and Leeds. Multiple bus routes run along the roadside, providing direct access to surrounding towns such as Rochdale, Halifax and Burnley. Close to major road networks, it features a comprehensive driving infrastructure, ensuring highly efficient daily travel and intercity commutes.

The area is equipped with outstanding educational resources, ideal for family living. Reputable local schools are situated within a short driving distance, including Walsden St Peter's CE Primary School and Todmorden High School, covering full educational stages from primary to secondary education.

Offering superb daily convenience, the property is positioned in the core of mature Walsden village. A variety of convenience stores, restaurants, cafés and a post

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- 1-3 Floor
- Close to Town Center
- Part Furnished
- Close to Train Station
- Close to Local Shops
- Available Immediately





Let **UK** Home

3F 2 Eastbourne Terrace
Paddington
London
W2 6LG

01795 358 886

info@letukhome.co.uk

Council Tax Band:

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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