

# 28 The Pastures

Todwick



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# Home Layout



**Ground Floor**  
Main area: approx. 65.5 sq. metres (705.5 sq. feet)  
Plus garage, approx. 13.6 sq. metres (146.0 sq. feet)



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Plan produced using PlanUp.  
Floorplans are to be used as a guide only. All measurements, door and window locations and any items shown are only approximate and should not be relied upon for furnishing.



# Welcome to 28 The Pastures

Welcome to 28 The Pastures. This much loved two-bedroom property comes to the market for the first time in over two decades and is at the centre of the sought-after village of Todwick.

This well-proportioned home offers a fantastic opportunity for those looking for a single level home, with scope for modernisation and in a great village location.

Entering the home through the front door, off the hallway you'll find two double bedrooms, one front facing and the second overlooks the garden. The spacious lounge with front and side windows has an electric fire and is decorated in neutral tones. The kitchen looks over the south facing garden and has a single electric oven, electric hob and space for a fridge freezer and washing machine. The bathroom with soft pink suite has an electric shower over the bath.

Heading out to the garden from the side entrance door that you'll find off the kitchen, there is a car port leading to a single detached garage with up and over door. The suntrap of a garden is south facing and enjoys lawn and patio areas.

To truly appreciate all this neat and tidy home has to offer, contact us today to book your viewing.



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## Todwick

### Key Property Information

<b>Guide Price</b>	£230,000 - £240,000	<b>Tenure</b>	Freehold	<b>EPC Rating</b>	TBC	<b>Council Tax Band</b>	C
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<b>Property Size</b>	706 sq ft
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Reception Rooms</b>	1
<b>Heating</b>	Gas
<b>Garden</b>	South facing
<b>Garage</b>	Single, detached with power
<b>Garage Size</b>	146 sq ft
<b>Driveway</b>	Block paved drive with gates

### Agents Notes

Local Authority - RMBC

Viewing by appointment only.

No onward chain

We have prepared these property particulars as a general guide of the property. Any uses that require consent that may be mentioned in this marketing can not be guaranteed by the seller, any relevant consents would need to be sorted by the buyer. They are not intended to constitute any part of an offer or contract. Service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. myplace makes detailed enquiries of the seller to ensure that the information provided is as accurate as possible. If however, you become aware that any information provided to you is inaccurate please inform myplace as soon as possible so we can make any necessary correction. The copyright of all details, photographs and floorplans remain exclusive to My Place Property Consultants Ltd

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**Book your appointment to view today**

## Who to Contact



MyPlace Boutique Estate Agency

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## Our Office Hours

Mon – Fri 9.00am – 6.30pm

Sat. 10.00am – 4.00pm

Sun & Bank Holidays 10.00am – 2.00pm

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