



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



| 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 | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

271 Keighley Road, Colne, BB8 7HD

£480,000

A MUST-HAVE FOUR BEDROOM FAMILY HOME

Nestled on Keighley Road in Colne, this charming house is a perfect choice for a growing family seeking a new home. Boasting four bedrooms, this property offers ample space for everyone to enjoy. The idyllic gardens surrounding the house provide a serene escape from the hustle and bustle of everyday life, perfect for relaxing or entertaining guests.

Dating back to the 1920s, this house is not just a home but a beautiful piece of history. The character and charm of this era are evident throughout the property, adding a unique touch that is hard to find in modern homes.

One of the standout features of this property is the ample off-road parking available, ensuring that you and your guests will never have to worry about finding a space to park. This convenience is a rare find and adds to the overall appeal of this wonderful home.

Don't miss the opportunity to own a piece of history while enjoying modern comforts in this delightful four bedroom house on Keighley Road.

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271 Keighley Road, Colne, BB8 7HD

£480,000



- Charming Stone Built Semi Detached Property
- Bursting with Character
- Ample Off Road Parking and Garage
- EPC Rating TBC
- Four Bedrooms
- Original Features
- Tenure Freehold
- Contemporary Fitted Kitchen
- Stunning Gardens to Front and Rear
- Council Tax Band F

Ground Floor

Entrance Porch

5'4 x 4'7 (1.63m x 1.40m)

Hardwood front door, coving to ceiling, tiled flooring and hardwood door to hallway.

Hallway

14'2 x 5'4 (4.32m x 1.63m)

Central heating radiator, doors leading to reception room one, reception room two, kitchen, WC and stairs to first floor.

Sitting Room

14'10 x 13'1 (4.52m x 3.99m)

UPVC double glazed box bay window, UPVC double glazed window, central heating radiator, coving to ceiling, gas fire with marble surround and wooden mantel.

Living Room

13'1 x 13'1 (3.99m x 3.99m)

Central heating radiator, coving to ceiling, two feature wall lights, open coal fire with stone surround and wooden mantel, television point and aluminium single glazed windows and French doors to conservatory.

Conservatory

18'5 x 8'3 (5.61m x 2.51m)

UPVC double glazed windows, central heating radiator, polycarbonate roof, indoor pond, tiled flooring and UPVC double glazed door to front.

Kitchen

14'11 x 11'8 (4.55m x 3.56m)

Two UPVC double glazed windows, central heating radiator, range of solid wood wall and base units with tiled worktops and splashback, one and a half bowl composite sink and drainer with high spout mixer tap, Rayburn Royal cooker, space for oven, integrated extractor hood, integrated dishwasher, spotlights, exposed wooden beams, exposed brick elevations, tiled flooring and hardwood door to rear.

WC

9'11 x 4'9 (3.02m x 1.45m)

Hardwood single glazed stained glass window, central heated towel rail, coving to ceiling, dual flush WC, vanity top wash basin with mixer tap, part tiled elevations and tiled effect vinyl flooring.

Utility

9'11 x 6'1 (3.02m x 1.85m)

Base units, ceramic sink and drainer with mixer tap and plumbing for washing machine.

First Floor

Landing

9'3 x 7'0 (2.82m x 2.13m)

Hardwood single glazed stained glass window, loft access, smoke detector, doors leading to four bedrooms, family bathroom and WC.

Bedroom One

14'8 x 13'1 (4.47m x 3.99m)

UPVC double glazed bay window, UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

13'1 x 11'0 (3.99m x 3.35m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

11'8 x 8'8 (3.56m x 2.64m)

UPVC double glazed window, central heating radiator, feature fireplace and fitted wardrobes.

Bedroom Four

8'3 x 6'6 (2.51m x 1.98m)

UPVC double glazed window, central heating radiator, fitted units and shelving.

Bathroom

11'1 x 8'11 (3.38m x 2.72m)

UPVC double glazed window, central heated towel rail, pedestal wash basin with mixer tap, jacuzzi bath with mixer tap and rinse head, direct feed rainfall shower and rinse head, integrated linen cupboard housing hot water cylinder, spotlights, PVC cladding to ceiling, tiled elevations and tiled effect vinyl flooring.

External

Rear

Laid to lawn, paved patio, bedding areas, bark chippings, mature shrubbery, pergola, greenhouse and summerhouse.

Front

Laid to lawn, paved patio, stone chippings, bedding areas, mature shrubbery, bark chippings and tarmac driveway.

Detached Garage

14'6 x 9'1 (4.42m x 2.77m)



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