



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		57	
(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.

Skipton Road, Colne, BB8 0NY

£159,950

A LOVELY THREE-BED TERRACED HOME

Welcome to Skipton Road, Colne - a charming location perfect for those looking to start a family. This lovely mid-terrace house boasts two reception rooms, three bedrooms, and a beautifully converted loft room that offers versatility and extra space. The property benefits from not being overlooked from the front or the rear creating a private home perfect for any growing family.

The property features a fully fitted suite in the bathroom, ensuring comfort and convenience for you and your family. Located in a convenient area, this house is ideal for those seeking a peaceful yet well-connected neighbourhood.

With its spacious layout and cosy feel, this terraced house on Skipton Road presents a wonderful opportunity for you to create a warm and welcoming home. Don't miss out on the chance to make this property your own and start making unforgettable memories in this delightful abode.

Skipton Road, Colne, BB8 0NY

£159,950



- Mid Terraced Property
- Fitted Kitchen
- Enclosed Yard to Rear with Off Road Parking
- EPC Rating D
- Three Bedrooms
- Ample Living Space
- Tenure Freehold
- Three Piece Bathroom
- Set Over Three Floors
- Council Tax Band B

Ground Floor

Entrance Hall

14'10 x 3'1 (4.52m x 0.94m)

UPVC double glazed front door, central heating radiator, smoke detector, coving, doors leading to two reception rooms and stairs to first floor.

Reception Room One

11'10 x 10'10 (3.61m x 3.30m)

UPVC double glazed window, central heating radiator, smoke detector, coving, television point and gas fire with marble surround, hearth and wooden mantel.

Reception Room Two

14'3 x 13'2 (4.34m x 4.01m)

UPVC double glazed window, central heating radiator, smoke detector, coving, television point, living flame gas fire with marble surround, hearth and wooden mantel and door to kitchen.

Kitchen

15'1 x 6'6 (4.60m x 1.98m)

Two UPVC double glazed windows, range of wall and base units with laminate worktops, tiled splashback, central heating radiator, stainless steel sink and drainer with high spout mixer tap, integrated double oven with four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, plumbing for washing machine, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

6'3 x 5'10 (1.91m x 1.78m)

Smoke detector, doors leading to two bedrooms, bathroom and stairs to bedroom three.

Bedroom One

14'3 x 11'11 (4.34m x 3.63m)

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

Bedroom Two

9'10 x 6'6 (3.00m x 1.98m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

9'10 x 7'4 (3.00m x 2.24m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, tiled splashback, panel bath with mixer tap and rinse head, tiled flooring and two storage cupboards, one housing a combination boiler.

Second Floor

Bedroom Three

15'11 x 14'3 (4.85m x 4.34m)

Two hardwood double glazed Velux windows, smoke detector and fitted wardrobe.



Tel: 01282469023

www.keenans-estateagents.co.uk