Ground Floor

Kitchen

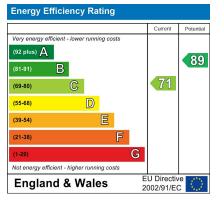**Reception Room**

First Floor

Bedroom 2

Bathroom

Bedroom 1

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		89
(55-68) D	71	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Kayley Terrace, Grindleton, BB7 4QX
£850

AN ENVIABLE COTTAGE WITHIN A PICTURESQUE LOCATION

Having been presented and updated to the highest standard throughout with immaculate presentation, neutral decoration and modern fixtures and fittings, this exceptional two bedroom mid cottage property is being proudly welcomed to the market in the sought after village of Grindleton. With stunning original features, not being overlooked and having been beautifully maintained, this property is the perfect home for any small family or professional couple truly not to be missed! Situated within the most convenient location close to bus routes, local schools and amenities, local village pubs and stunning countryside walks, as well as network links to Clitheroe, Skipton and Blackburn.

The property comprises briefly; a welcoming and spacious reception room boasts stunning exposed stone and original features and leads on to a contemporary fitted kitchen diner and houses a staircase to the first floor. The kitchen boasts modern wall and base units, cast iron multi fuel burner and leads out to the rear. The first floor comprises of doors on to two generously sized bedrooms and a modern three-piece shower room. Externally there is a beautifully presented tiered flagged patio with wood chip bedding and stone flag paving.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.

Kayley Terrace, Grindleton, BB7 4QX
£850

2   **1**   **1**   **C**

- Mid Terraced Property
- Modern Fitted Kitchen
- Enclosed Rear Yard
- EPC Rating: C
- Two Bedrooms
- Spacious Main Bedroom
- On Street Parking
- Reception Room With Exposed Oak Beams And Stonework
- Three Peice Bathroom Suite
- Council Tax Band: B

Ground Floor

Reception Room
18' x 13'8 (5.49m x 4.17m)
Composite entrance door, UPVC double glazed window, central heating radiator with smart TRV, exposed beams, smoke alarm, decorative cast iron fire with stone hearth and surround, oak mantle and exposed stone chimney breast, internal alcove storage, TV point, stairs to first floor with oak balustrade and door to kitchen.

Kitchen
13'8 x 12 (4.17m x 3.66m)
UPVC double glazed window, exposed beams, smoke alarm, range on grey panel wall and base units, granite effect surfaces, granite effect splash back, stainless steel sink with drainer and mixer tap. internal Lamona electric oven with four ring electric hob and extractor hood, space for fridge freezer, plumbed for washing machine, decorative cast iron stove with stone hearth and surround, under stairs storage, wood effect lino floor and UPVC double glazed door to rear.

First Floor

Landing
5'8 x 5'4 (1.73m x 1.63m)
Central heating radiator with smart TRV, smoke alarm, carbon monoxide alarm, spotlights, air ventilator and doors to two bedrooms and bathroom

Bedroom One
14'10 x 13'8 (4.52m x 4.17m)
UPVC double glazed window and central heating radiator with smart TRV.

Bedroom Two
12' x 6'10 (3.66m x 2.08m)
UPVC double glazed window, central heating radiator with smart TRV, boiler with smart thermostat and over stairs storage.

Bathroom
6'7 x 6'3 (2.01m x 1.91m)
UPVC double glazed frosted window, central heating radiator with smart TRV, panel bath with electric feed shower over, pedestal wash basin, dual flush WC, PVC panel elevations, PVC panel to ceiling and wood effect lino flooring.

External

Rear
Tiered flagged patio with wood chipped areas.