

6 NEW HAGUE
COLNE ROAD
KELBROOK
BB18 6XY

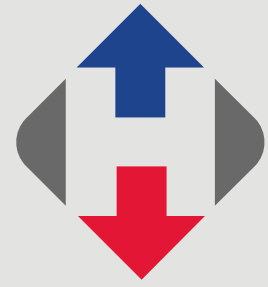
£155,000



- Delightful stonebuilt cottage
- Open views to front & rear
- Lovely garden with decking
- 2 bedrooms
- Open-plan living accommodation
- Private off-road parking
- 3-piece bathroom with shower
- 58 m2 (628 sq ft) approx.

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A lovely stonebuilt cottage which offers fantastic countryside views to the front and rear with a fabulous garden to the rear and private off-road parking. The cottage has an open-plan ground floor with living, dining and kitchen area with dual aspect views. Upstairs there are two bedrooms and a 3-piece bathroom with shower over the bath.



At the rear of the property there is an attractive garden with decked patio and lawn which is west facing and attracts the afternoon and evening sun. There is a parking area next to the garden with space for one car.

Kelbrook is conveniently situated and is only a short drive to Foulridge, Earby, Colne and Barnoldswick. The property has surrounding countryside and offers great access to the Yorkshire Dales. Viewing is recommended.

LOCATION: Leaving Foulridge along Skipton Road towards Earby after around ½ a mile the row of cottages can be found on the left hand side before the Stone Trough Public House.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE: Through PVC front door into:

OPEN-PLAN LIVING AND KITCHEN AREA: 4.6m x 5.9m + 1.9m x 1.6m (14'11" x 19'2" + 6'2" x 5'1");

Living Area: With views across open countryside, BT telephone point, television point, recessed spotlighting, feature stone fireplace with marble hearth, spindle staircase off to first floor with understairs storage area housing electric central heating boiler and hot water storage.

Dining Area: With store cupboard with shelving set into alcove and window with excellent views across open countryside.

Kitchen Area: With a fitted range of Shaker style oak fronted wall and base units with complementary dark laminate work surface and tiled splashback, integrated Samsung electric fan oven, 4-ring ceramic hob with ceiling-mounted curved glass and stainless steel extractor over, integrated fridge, integrated dishwasher, one bowl Franke stainless steel sink unit with mixer tap, plumbing for a washing machine, lovely views across open countryside, recessed spotlighting, tiled floor and half-glazed PVC door to rear decking.

FIRST FLOOR:

LANDING: With loft access, recessed spotlighting, spindles and balustrade.

BEDROOM ONE: 4.6m x 2.9m (15'1" x 9'6"); with two windows to front elevation offering excellent views across open countryside and over stairs storage cupboard with hanging rail.

BEDROOM TWO: 2.0m x 2.8m (6'5" x 9'2"); with excellent views across open countryside.





BATHROOM: 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, panelled bath with chrome shower tap fitment, part-tiled walls, recessed spotlighting, chrome heated ladder style towel rail and views across open countryside.

OUTSIDE: To the rear of the property is a lovely cottage garden with excellent elevated views across open countryside with a good-sized timber decked patio area with step down to lawn with central pathway and planting borders. Gated access leads to private parking for one car.

HEATING: Electric central heating system complemented by double glazed windows in UPVC frames throughout.

SERVICES: Mains electricity is connected. There is a private water supply from a shared borehole and a shared water treatment plant for drainage. The contribution towards the running cost is around £200 per year. Gas is not available at this location.

COUNCIL TAX BAND B.

TENURE: Freehold.

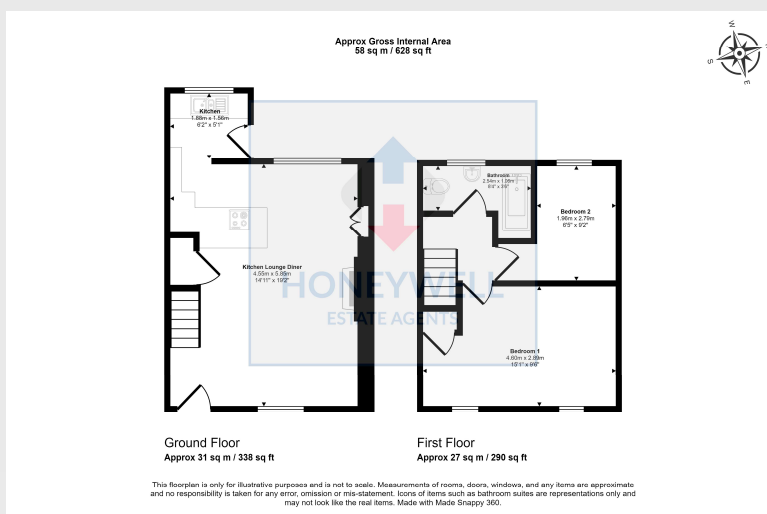
EPC: The energy efficiency rating for this property is D.

NOTES: In compliance with the regulations of the National Association of Estate Agents we are obliged to declare that the vendor of this property is either an employee or has a connection to Honeywell Estate Agents Ltd.

VIEWING: By appointment with our office.

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