



**Colneford Hill, White Colne CO6 2PJ**



**welcome to**

## **Colneford Hill, White Colne**

**\*\* Guide Price £230,000 - £240,000 \*\*** Charming Grade II Listed period home. Two bedrooms and first floor bathroom. Lounge, kitchen and dining room. Boasting a wealth of character with exposed beams and timbers. Residents parking opposite the property. Rear garden.



## **Lounge**

17' x 13' 7" ( 5.18m x 4.14m )

Entrance door to front. Two single glazed windows to front. Beautiful Inglenook fireplace with Bressumer beam and inset log burner. Exposed beams and timbers.

## **Kitchen**

7' 10" x 4' 9" ( 2.39m x 1.45m )

Fitted kitchen with a range of units with worksurfaces incorporating sink and drainer. Oven and washing machine. Door into :-

## **Dining Room**

14' 3" x 8' 3" ( 4.34m x 2.51m )

Single glazed windows to rear and door to rear. Built in storage. Space for fridge/freezer and wooden flooring.

## **First Floor**

### **Bedroom One**

9' 5" x 8' 11" ( 2.87m x 2.72m )

Single glazed window to front and radiator. Exposed beams.

### **Bedroom Two**

15' 2" x 8' 6" ( 4.62m x 2.59m )

Single glazed window to rear. Radiator. Exposed beams.

## **Bathroom**

Double glazed window to rear. Panel enclosed bath with shower over. Pedestal wash hand basin, wc and heated towel rail.

## **Exterior**

### **Front**

Low brick wall to front. Path to front entrance door and shrub borders,

### **Rear Garden**

Commencing with a paved patio area with stairs leading up to further paved area.



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## Colneford Hill, White Colne

- Grade II Listed
- Period features
- Two bedrooms
- First floor bathroom
- Lounge

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: B

guide price

**£230,000 - £240,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGS105573 - 0003

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