







Hilton &  
Horsfall



BB8 7HD

## Keighley Road, Colne

### Offers In The Region Of £439,950

- Semi detached
- Three double bedrooms
- Contemporary six piece bathroom suite
- Two reception rooms
- Detached garage & summerhouse

Nestled on Keighley Road in the picturesque town of Colne, this charming semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, three cosy bedrooms, modern fitted breakfast kitchen and a spacious six-piece bathroom suite, this property offers a perfect blend of comfort and style. As you step inside, you'll be greeted by a warm and inviting atmosphere, with each room oozing charm and character. The two reception rooms provide ample space for entertaining guests or simply relaxing with your loved ones. With a generous 1,477 sq ft of living space, there is plenty of room for the whole family to enjoy. The detached garage and parking for four vehicles ensure that convenience is never an issue. One of the highlights of this property is the stunning garden, perfect for those who have a green thumb or simply enjoy basking in the tranquillity of nature. Don't miss the opportunity to make this house your home and experience the best of both worlds - a peaceful retreat with easy access to all the amenities Colne has to offer.

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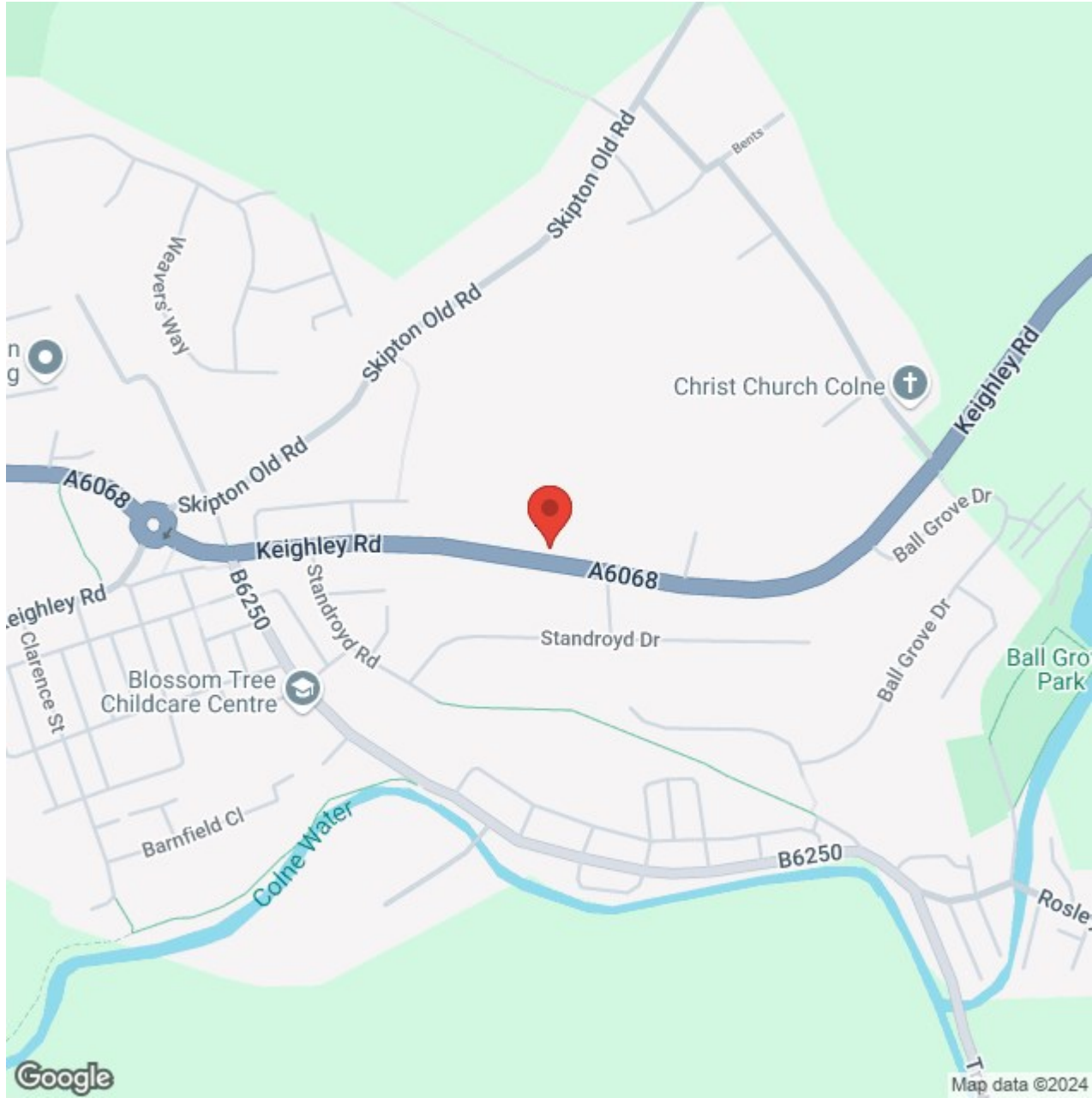
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## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### ENTRANCE PORCH

Having tiled flooring, picture rail and dado rail and a wood frame door leading through to the entrance hallway.

#### ENTRANCE HALLWAY

A welcoming entrance hallway with ceiling coving, a ceiling rose, picture rail, dado rail, access to under stairs storage cupboard, door to pantry cupboard, 1x central heating radiator and open balustrade staircase to the first floor / landing

#### LIVING ROOM 17'8" x 15'11" (5.39m x 4.87m )

A family sized living room having space for settees, ceiling coving, dado rail, television point, wall feature fireplace with gas fire set within, 1x central heating radiator, window seat area and uPVC double glazed bay fronted window.

#### DINING ROOM 16'0" x 13'7" (4.88m x 4.16m )

Having space for a dining table and chairs, wood flooring, dado rail, wall feature fireplace with gas fire within, 3x wall lights, 1x central heating radiator, ceiling coving, ceiling rose and uPVC double glazed patio doors to the rear elevation.

#### BREAKFAST KITCHEN 19'5" x 10'4" (5.93m x 3.16m )

Offering a range of fitted wall mounted floating wall and base

units with contrasting marble worktops, inset sink with chrome mixer tap, integrated oven / grill, integrated microwave, Bosch 5 ring gas hob with chrome extractor fan above, space for a freestanding fridge / freezer, wood effect flooring, space for a tumble dryer, plumbing for a washing machine,

#### FIRST FLOOR / LANDING

On the first floor / landing there is: ceiling coving, ceiling rose, smoke detector and Nuair pressure ventilator.

#### BEDROOM ONE 17'9" x 12'0" (5.43m x 3.68m )

A bedroom of double proportions with fitted wardrobes, space for drawers, ceiling coving and uPVC double glazed bayfronted window.

#### BEDROOM TWO 13'5" x 13'9" (4.11m x 4.21m )

Another bedroom of double proportions with fitted wardrobes and vanity unit, ceiling coving, wood effect flooring, 1x central heating radiator and uPVC double glazed window to the rear elevation.

#### BEDROOM THREE 10'5" x 10'1" (3.19m x 3.09m)

Yet again a bedroom of double proportions with space for wardrobe and drawers, ceiling coving, and uPVC double glazed windows to the front elevation with stunning country views.

#### BATHROOM

A contemporary six piece bathroom suite comprising of: corner shower cubicle, sink in vanity unit with chrome mixer tap, push button w.c, urinal, panelled bathtub with chrome mixer tap and handheld shower attachment, bidet, ceiling coving, 1x central heating radiator, heated chrome towel rack, recessed LED spotlights, air extraction fan, loft hatch and wood frame windows to the side and rear elevation.

#### EXTERNALLY

Externally to the front elevation you will find an extensive tarmac driveway offering ample space for off road parking, laid lawn with mature shrubs and an Indian Stone flagged patio area. To the rear elevation there is a split level garden having a flagged patio area with space for garden furniture, laid lawn with mature trees, shrubs and flowerbeds, mini pond, decked patio area and a summerhouse. Perfect for relaxing in the Spring / Summer months.

#### GARAGE 16'4" x 17'5" (4.98m x 5.31m )

A double garage currently utilised as a workshop having full electrics and lighting, french doors and ample space for storage / units. It has a multitude of uses such as: a games room, bar, workshop etc.

#### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/keighley-road-colne>

#### PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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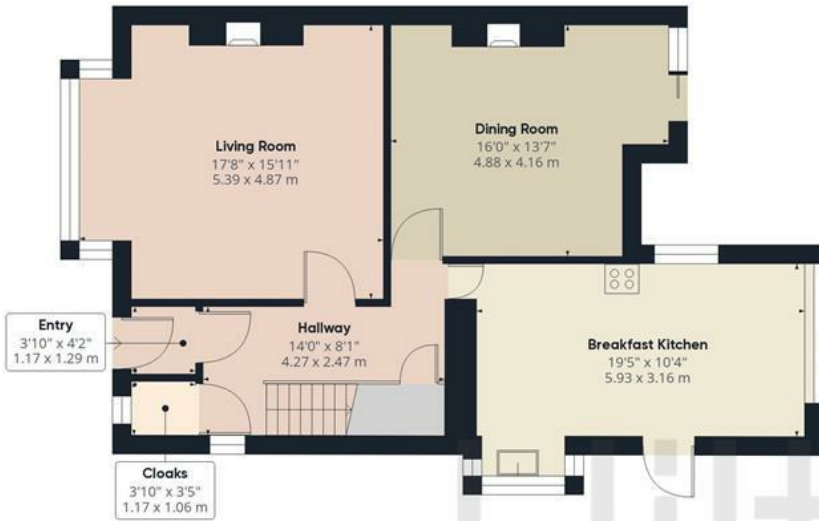


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## OUTSIDE

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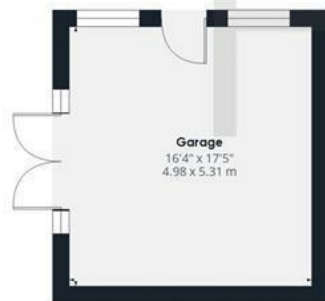




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>  
1841.88 ft<sup>2</sup>  
171.12 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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