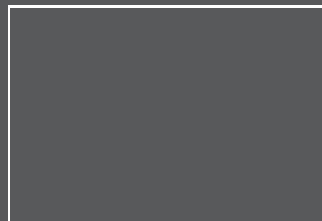
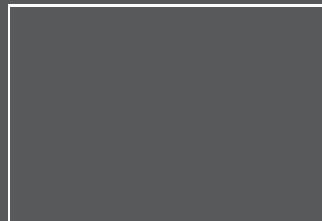


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Hilton & Horsfall

A great opportunity to acquire this spacious mid terrace dwelling which is located in the popular town of Colne. This property has many noteworthy features and briefly comprises of: an entrance vestibule, entrance hallway, two well proportioned reception rooms and a fitted kitchen on the ground floor. On the first floor you will find two well proportioned bedrooms, a three piece bathroom suite and a further attic room on the second floor. Externally to the front of the property is a well-kept forecourt. To the rear is an enclosed yard with an outhouse, coal storage and ample space for garden furniture. In addition the dwelling benefits from uPVC double glazing and gas fired central heating throughout. A great home for first time buyers. Early viewing is advised. Tax band A. Freehold.



Princess Street Colne

Offers In The Region Of £129,950



COUNCIL TAX
Band: A

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e: info@hilton-horsfall.co.uk
w: www.hilton-horsfall.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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BEDROOM THREE/ATTIC
12'8" x 19'3"

A great addition to the property is a spacious attic room with velux skylight window, exposed ceiling beams and 1x radiator

EXTERNALLY

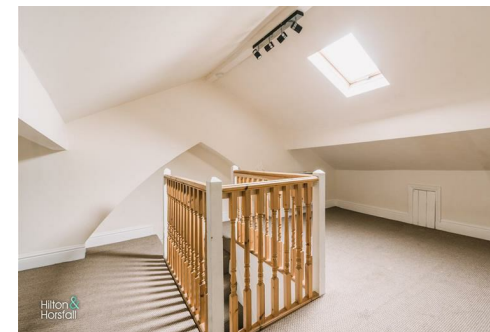
Externally to the front of the property is a well-kept forecourt. To the rear is an enclosed yard with outhouse, coal storage and ample space for garden furniture.

PROPERTY DETAIL

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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MAIN DESCRIPTION

A great opportunity to acquire this spacious mid terrace dwelling which is located in the popular town of Colne. This property has many noteworthy features and briefly comprises of: an entrance vestibule, entrance hallway, two well proportioned reception rooms and a fitted kitchen on the ground floor. On the first floor you will find two well proportioned bedrooms, a three piece bathroom suite and a further attic room on the second floor. Externally to the front of the property is a well-kept forecourt. To the rear is an enclosed yard with an outhouse, coal storage and ample space for garden furniture. In addition the dwelling benefits from uPVC double glazing and gas fired central heating throughout. A great home for first time buyers. Early viewing is advised. Tax band A. Freehold.

HALLWAY

With entrance vestibule, central heating radiator and staircase leading to first floor landing.

FIRST RECEPTION ROOM

11'11" x 9'10"
A spacious sitting room with gas fire in granite surround, 1x radiator and uPVC window to front elevation.

SECOND RECEPTION ROOM

13'11" x 13'10"
An additional living room, which would also make an ideal

dining room, with access through to kitchen, coal burning fire, laminate flooring, under-stairs storage cupboard, 1x radiator and uPVC window to rear elevation.

KITCHEN

5'7" x 6'11"
A fully fitted kitchen with a range of wall and base units, contrasting worktops over, integrated under-counter fridge, 4 ring electric hob, integrated oven oven, extractor hood, plumbing for washing machine uPVC double glazed windows to the side and rear elevations and uPVC double glazed door leading to the back yard

BEDROOM ONE

13'11" x 12'0"
A room of double proportions with 1x radiator, uPVC double glazed window to front elevation and ample space for wardrobes and drawers.

BEDROOM TWO

10'10" x 8'11"
A well proportioned double room with fitted wardrobes, 1x radiator and uPVC double glazed window to rear elevation.

BATHROOM

A 3-piece house bathroom suite with pedestal sink, panelled bath with shower over, push button w.c, chrome heated towel rail frosted glass uPVC double glazed window and partially tiled walls

