



Hilton &
Horsfall

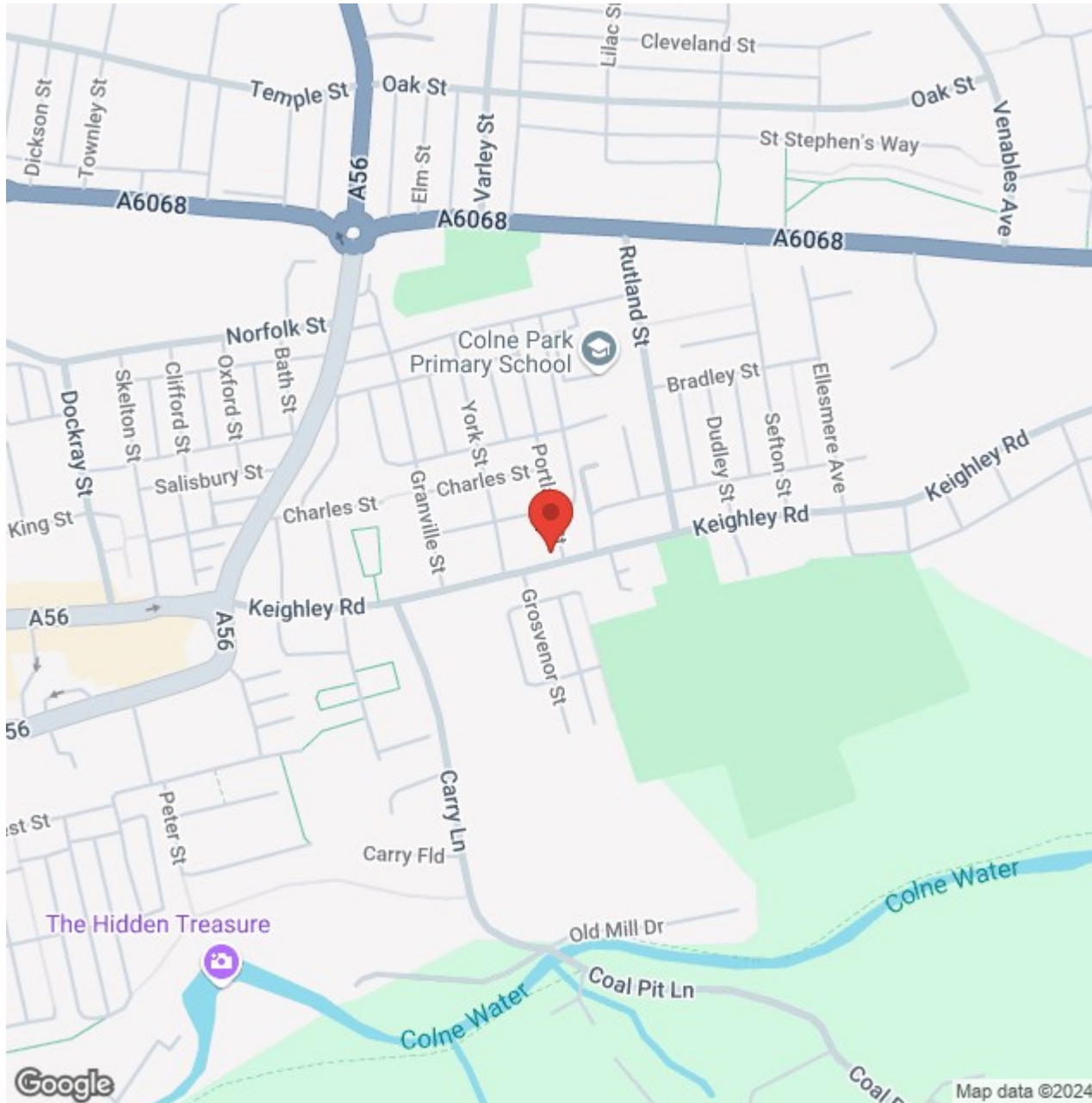
BB8 OLS

Keighley Road, Colne

£299,950

A brilliant opportunity to acquire this modern double fronted FOUR bed roomed Victorian Style end of terrace property located in the heart of 'Colne'. Having many noteworthy features and briefly comprising of: a family sized living room, a bright and airy dining room and a modern fitted kitchen. With four well proportioned bedrooms to the first floor with the master having an en-suite and a stunning four piece bathroom suite. Externally to the front elevation is a well kept enclosed forecourt and to the rear elevation is a private garden mainly laid with lawn and with space for outdoor furniture, perfect for the spring and summer months. Additionally to the rear is a single garage with power and lighting. Situated close by to local amenities, bars and transport links. The M65 motorway is only a short drive away providing access to neighbouring towns / cities such as: Burnley, Blackburn and Preston. Council Tax Band 'C'. Leasehold. Early viewings are advised to avoid disappointment.







Lancashire

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ENTRANCE

With a uPVC double glazed composite door leading to:

LIVING ROOM 15'1" x 16'9" (4.60 x 5.13)

A family sized living room with a television point, coving, ceiling rose, 1x radiator, amtico wood effect flooring and 2x large uPVC double glazed windows to the front elevation allowing an abundance of natural light into the property.

DINING ROOM 15'3" x 13'6" (4.66 x 4.12)

A bright and airy dining room with ample room for a large dining table, feature working open fireplace, coving, 1x radiator, amtico wood effect flooring and 2x uPVC double glazed windows to the rear and side elevations.

KITCHEN 13'8" x 10'4" (4.19 x 3.15)

A modern fitted kitchen featuring original victorian tile flooring with a range of wall and base units and contrasting granite stone worktops over with plumbing for a washing machine and dishwasher, under mount composite sink with chrome mixer tap, range master cooker with extractor fan over, pendent lights, recessed LED spotlights, uPVC double glazed composite door and uPVC double glazed french doors leading to the rear garden.

CELLAR 14'9" x 16'9" (4.51 x 5.11)

A large cellar with lighting and power, Yorkshire stone flagged floor and the location of the meters.

LANDING

An open landing with under stairs storage, built in storage cupboard and a skylight.

BEDROOM ONE 10'10" x 10'4" (3.32 x 3.17)

A good sized double bedroom with ample room for wardrobes and drawers, wainscot paneling, wall lights, ceiling rose, coving, 1x cast iron victorian style radiators and a uPVC double glazed window to the side elevation.

EN-SUITE 4'0" x 10'4" (1.22 x 3.15)

A modern three piece suite with a shower tray with glass shower screen, pedestal sink with chrome hot and cold taps, push button w.c, LED spotlights, 1x cast iron victorian style radiator and a frosted uPVC double glazed window to the rear elevation.

BEDROOM TWO 14'10" x 8'7" (4.544 x 2.63)

Another bedroom of double proportion with fitted wardrobes, coving, 1x cast iron victorian style radiators and 2x uPVC double glazed windows to the front and side elevations.

BEDROOM THREE 11'3" x 7'7" (3.45 x 2.33)

A good sized single bedroom with ample space for wardrobes and drawers, coving, 1x cast iron victorian style radiators and a uPVC double glazed window to the front elevation.

BEDROOM FOUR / ATTIC ROOM 20'5" x 15'2" (6.24 x 4.63)

A large double bedroom with 2x skylights, wall lights, 1x radiator and spotlights.

BATHROOM 14'4" x 8'10" (4.38 x 2.71)

A modern four piece bathroom suite with a free standing double end cast iron slipper bath with chrome waterfall mixer tap, walk in shower with rainfall shower head over and hose shower head, vanity sink unit with 2x wash basins and waterfall chrome mixer taps, push button w.c, LED spotlights, 1x radiator, vertical wall radiator, engineered oak flooring, built in storage cupboard housing the boiler and 2x uPVC frosted double glazed window to the rear and side elevations.

GARAGE

The detached single garage which is accessed from the rear garden with power and water, electric roller door, separate storage room and three phase electrical supply.

EXTERNALLY

Externally to the front elevation is a well kept enclosed forecourt and to the rear elevation is a private garden mainly laid with lawn and with space for outdoor furniture, perfect for the spring and summer months.

360 DEGREE VIRTUAL TOUR

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

PUBLISHING

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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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OUTSIDE

Externally to the front elevation is a well kept enclosed forecourt and to the rear elevation is a private garden mainly laid with lawn and with space for outdoor furniture, perfect for the spring and summer months.





Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area

1876.14 ft²

174.3 m²

Reduced headroom

154.51 ft²

14.35 m²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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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