



Hilton &
Horsfall

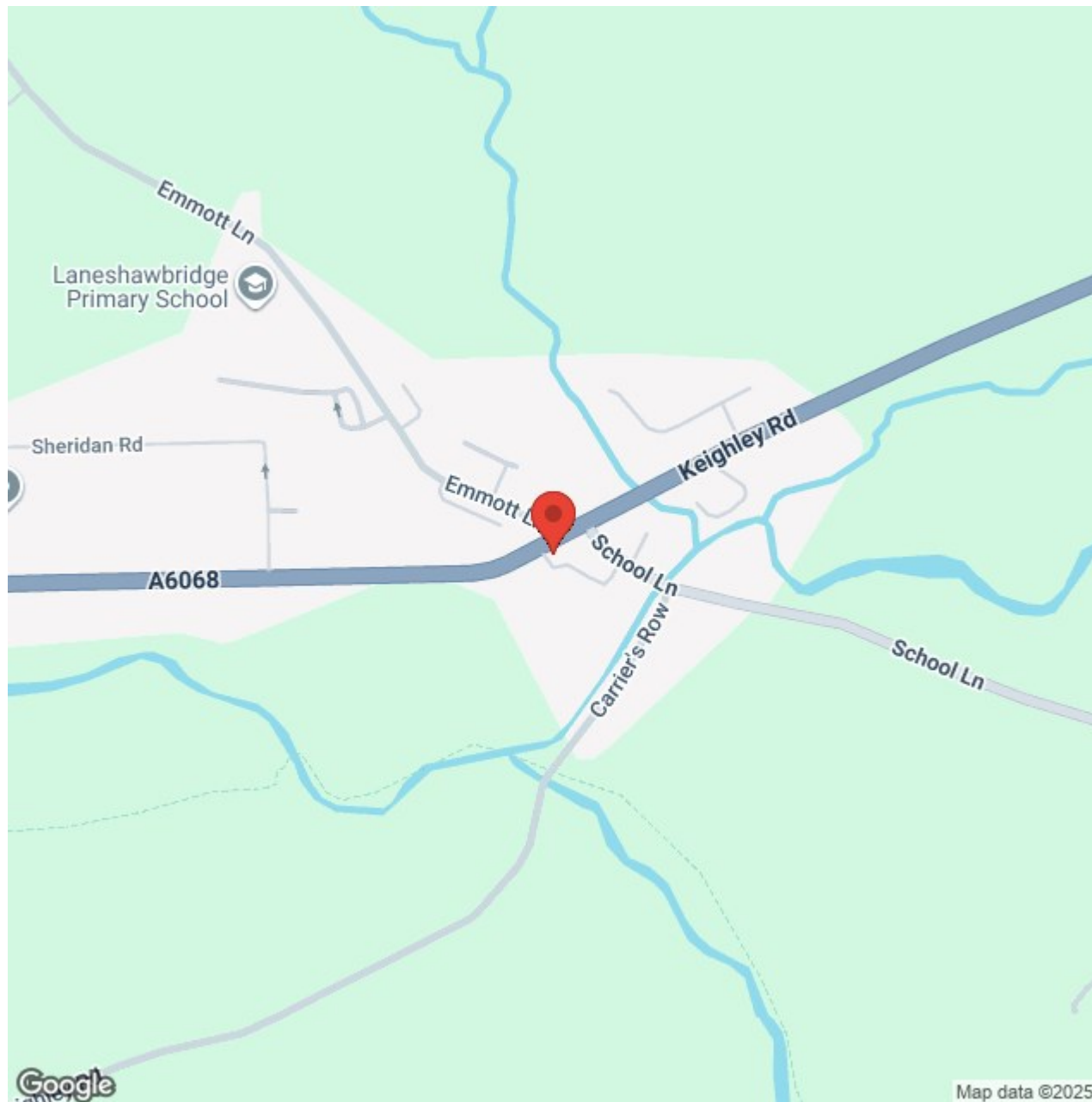
Keighley Road, Laneshawbridge

Offers In The Region Of £225,000

- Mid-terrace property arranged over four floors
- Three well-proportioned bedrooms
- Spacious living room with balcony and open countryside views
- Lower ground floor dining kitchen with spiral staircase
- Useful utility room and ground floor WC
- Allocated parking space to the rear

Arranged over four floors, this unique and well-presented mid-terrace property offers versatile living space in a popular village location. The accommodation includes a spacious living room with French doors opening onto a balcony enjoying far-reaching countryside views, three well-proportioned bedrooms and a modern family bathroom. The layout is both practical and distinctive, making the most of the elevated position and outlook. The lower ground floor features a generous dining kitchen fitted with quality units and a central breakfast bar, complemented by a utility room and ground floor WC. A spiral staircase connects the kitchen to the living room above, creating a sociable and flowing layout. Externally, the property benefits from an allocated parking space to the rear, while its position in Laneshawbridge offers convenient access to local amenities, neighbouring towns and open countryside.







Lancashire

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GROUND FLOOR

ENTRANCE HALL

With access to the living room and having a staircase to the first floor.

LIVING ROOM 9'10" x 25'11" (3.02m x 7.91m)

A beautifully proportioned living room, filled with natural light and enjoying an elevated position with French doors opening directly onto the rear balcony. The room offers generous space for seating and occasional furniture, complemented by a feature ceiling that adds character. A spiral staircase leads down to the lower ground floor kitchen, creating a unique and practical layout, while the balcony provides a pleasant outlook and an ideal spot to sit out and enjoy the surroundings.

BALCONY 9'1" x 8'11" (2.78m x 2.72m)

Accessed directly from the living room, the balcony provides a pleasant outdoor seating area with far-reaching views across the surrounding countryside. Elevated and private, it offers an ideal spot to sit out, relax, and enjoy the outlook, creating a natural extension of the living space.

LOWER GROUND

BREAKFAST KITCHEN 9'3" x 24'2" (2.84m x 7.38m)

Positioned on the lower ground floor, the kitchen is a generous and well-appointed space, fitted with a range of quality wall and base units with complementary work surfaces and tiled splashbacks. The layout provides ample storage and preparation space, enhanced by integrated appliances and a large range-style cooker with extractor hood. A central breakfast bar offers informal dining, while recessed ceiling spotlights create a bright and modern feel. A spiral staircase rises to the living room above, and a door provides access to the rear parking area, making this a highly practical and sociable space.

UTILITY ROOM 6'5" x 4'6" (1.97m x 1.38m)

Accessed from the rear of the kitchen, the utility room provides useful additional storage and incorporates plumbing for a washing machine. A practical space that helps keep the main kitchen area clear and organised.

WC 2'8" x 3'10" (0.83m x 1.19m)

A convenient ground floor WC fitted with a low-level WC and a hand wash basin.

FIRST FLOOR / LANDING

BEDROOM ONE 9'6" x 13'3" (2.90m x 4.04m)

Located on the first floor, this well-proportioned double bedroom enjoys an elevated position with windows to the rear, offering pleasant open views across the surrounding countryside. The room provides ample space for bedroom furniture, complemented by fitted storage and a calm, comfortable feel—making it an ideal principal bedroom.

BATHROOM 10'4" x 6'1" (3.15m x 1.86m)

A well-appointed bathroom fitted with a modern three-piece suite comprising a panelled bath with shower over, low-level WC and pedestal wash basin. The room is complemented by fitted storage, a heated towel rail and frosted windows providing natural light while maintaining privacy.

SECOND FLOOR / ATTIC

BEDROOM TWO 9'10" x 12'0" (3.00m x 3.68m)

Situated on the second floor, this well-proportioned bedroom enjoys a position to the rear and benefits from roof windows that provide excellent natural light. The room offers flexible accommodation, ideal as a bedroom, guest room or home office, with useful storage space and a bright, comfortable feel.

BEDROOM THREE 14'10" x 7'0" (4.54m x 2.15m)

Located on the second floor to the front of the property, this bedroom benefits from roof windows allowing plenty of natural light and enjoys a bright, airy feel. The room offers versatile accommodation, suitable as a bedroom, nursery or home office, with useful space for storage.

LOCATION

Situated on Keighley Road in the popular village of Laneshawbridge, the property enjoys a convenient position with easy access to local amenities, well-regarded schools and excellent transport links. The neighbouring towns of Colne and Barnoldswick are both within easy reach, while countryside walks and open green spaces are close by, making this an ideal location for those seeking a balance of village living and accessibility.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/keighley-rd-laneshawbridge>

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OUTSIDE

To the rear of the property is an allocated parking space, providing convenient off-road parking. The living accommodation is further enhanced by a balcony accessed from the living room, offering a pleasant outdoor seating area with far-reaching views across the surrounding countryside.





Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total areaⁿ

1102 ft²

102.4 m²

Balconies and terraces

81 ft²

7.5 m²

Reduced headroom

124 ft²

11.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.







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