



Keighley Road, Colne, BB8 0PJ

Offers Over £375,000

IMPRESSIVE FIVE BEDROOM MID TERRACE FAMILY HOME

Presenting Keighley Road in Colne, this grand mid-terrace home offers a perfect blend of space, comfort, and stunning views. With five well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment.

As you enter, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The country-style kitchen, overlooking a lovely garden, is a delightful feature, perfect for family gatherings and culinary adventures. The property is thoughtfully arranged over four floors, including a basement that offers generous storage and a utility room, ensuring practicality alongside elegance.

The first floor boasts three generously sized bedrooms, complemented by a family bathroom, while the master bedroom benefits from an en suite shower room, providing a private retreat. On the second floor, you will find two additional double bedrooms, making this home versatile for various living arrangements.

This fantastic family home retains many original features, adding character and charm throughout. With its spacious layout and beautiful surroundings, it presents an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this remarkable property your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 5  2  2  D

- An Exquisite Period Mid Terraced Property
 - Immaculately Presented With Stylish Interiors
 - On Street Parking
 - Council Tax Band D
- Five Bedrooms
 - Sought After Location
 - Tenure Leasehold
- Bursting With Character
 - Two Bathrooms
 - EPC Rating D

Ground Floor

Entrance

Hardwood door to the Entrance Vestibule.

Entrance Vestibule

4'11 x 4'5 (1.50m x 1.35m)

Coving, tiled flooring, hardwood single glazed door to the hallway.

Hallway

27'8 x 6'4 (8.43m x 1.93m)

Central heating radiator, coving, dado rail, spotlights, smoke alarm, doors to two reception rooms, kitchen and a staircase to the first floor.

Reception Room One

15'11 x 13'10 (4.85m x 4.22m)

UPVC double glazed leaded bay window, central heating radiator, cast iron open coal gas fire, coving, ceiling rose, picture rail, open to reception room two.

Reception Room Two

17'3 x 11'10 (5.26m x 3.61m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, picture rail, cast iron multi fuel burner with exposed brick surround.

Kitchen

14'5 x 9'11 (4.39m x 3.02m)

UPVC double glazed window, upright central heating radiator, panelled wall and base units, wood effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric oven with five ring gas hob, integrated fridge freezer and dishwasher, exposed brick fireplace, spotlights, tiled flooring, hardwood door to the rear, door to the staircase to the lower ground floor.

Lower Ground Floor

Cellar Room One

12'9 x 10'9 (3.89m x 3.28m)

Power, television point, stone flag flooring.

Cellar Room Two

12'8 x 5'2 (3.86m x 1.57m)

Two hardwood single glazed windows, power, part tiled elevations.

Utility Room

14'3 x 10'1 (4.34m x 3.07m)

UPVC double glazed window, original fireplace, plumbing for washing machine, space for dryer and fridge freezer, Worcester boiler, hardwood door to the rear.

First Floor

Landing

21'5 x 6'5 (6.53m x 1.96m)

Single glazed hardwood window, coving, smoke alarm, dado rail, doors to three bedrooms, bathroom, storage cupboard and staircase to the second floor.

Bedroom One

15'1 x 12'1 (4.60m x 3.68m)

UPVC double glazed window, central heating radiator, original tiled fireplace, ceiling rose, door to the en suite.

En Suite

7'8 x 4'9 (2.34m x 1.45m)

UPVC double glazed frosted window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap and integrated wall lights, direct feed shower enclosure with rinse head, spotlights, tiled elevations, tiled flooring.

Bedroom Two

16'3 x 10'11 (4.95m x 3.33m)

UPVC double glazed leaded window, central heating radiator, original tiled fireplace.

Bedroom Three

12'2 x 7'6 (3.71m x 2.29m)

UPVC double glazed leaded window, central heating radiator.

Second Floor

Landing

10'5 x 3 (3.18m x 0.91m)

Hardwood single glazed frosted window, smoke alarm, dado rail, doors to two bedrooms.

Bedroom Four

22'4 x 18'6 (6.81m x 5.64m)

Two Velux windows, central heating radiator, loft hatch.

Bedroom Five

15'10 x 8 (4.83m x 2.44m)

Velux window, central heating radiator, eaves storage.

External

Front

Block paving, shrubbery and stone chippings.

Rear

Enclosed paved garden with bedding, shrubbery and pond.

