

17 Craven Street, Colne, BB8 0PS
Price £110,000
Council Tax Band: A



An ideal first-time purchase or investment opportunity, this well-presented home benefits from recently updated kitchen and bathroom fittings and requires only minor modernisation to realise its full potential.

The property is conveniently located close to countryside links and picturesque walking routes, while also being within a short distance of Colne Town Centre and its local amenities.

Accommodation briefly comprises an entrance vestibule leading into a welcoming lounge, featuring a gas fire with brass surround as an attractive focal point. To the rear is a generously sized dining room with electric fire, adjoining an extended kitchen which offers scope to be opened up to create a contemporary open-plan living space. The property was fully re-wired roughly two years ago.

To the first floor are two well-proportioned bedrooms and a shower room fitted with a low-level WC, pedestal wash basin and walk-in shower.

Externally, the property boasts a paved rear yard along with two useful outbuildings providing additional storage.



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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