





PROPERTY DESCRIPTION

Located towards the very outskirts of Colne, off Skipton Old Road, this charming mid terraced cottage is situated in a desirable and highly sought after residential area and should prove of interest to a single person, a couple or as a holiday retreat for a buyer living out of the area. Having the benefit of a ground floor extension at the rear, this quaint abode does require a degree of refurbishment, but has the makings of a very delightful, cosy home. With beautiful countryside walks conveniently accessible and Ball Grove Park and café within comfortable walking distance, this appealing property is strongly recommended for an early viewing.

Benefiting from double glazing and gas central heating, the accommodation briefly comprises a spacious lounge, with a stone fireplace and living flame gas fire, a kitchen, which is partially open plan with the lounge, fitted with cream shaker style units, a built-in electric double oven/grill, a gas hob with an extractor canopy over, a microwave and integral fridge, freezer and dishwasher. There is a good sized double bedroom, a useful laundry room, which has plumbing for a washing machine, and a shower room, fitted with a modern three piece white suite, including a larger than standard shower cubicle. NO CHAIN INVOLVED.

FEATURES

- Charming Mid Terraced Cottage
- Highly Desirable Location on Outskirts
- Requires Improving & Refurbishing
- Highly Sought After Residential Area
- Lounge with Stone F'place & Gas Fire
- Extended Ftd Kitchen inc. Appliances
- Good Sized Double Bedroom
- Shower Rm with Large Walk-in Shower
- FF Laundry Room, Dble Glzg & Gas CH
- Early Viewing Rec - No Chain Involved





ROOM DESCRIPTIONS

Ground Floor

Entrance

Entrance door opening into the lounge.

Lounge

15' 1" extending to 17'5 x 13' 10" plus alcoves (4.60m extending to 5.30m x 4.22m plus alcoves)

This spacious room has a stone fireplace, fitted with a living flame gas fire, double glazed, sash style windows in the front elevation, plus an additional double glazed window in the rear elevation, a radiator, wall light points and a return staircase, leading up to the first floor, with a useful under-stairs storage cupboard.

Extended Kitchen

12' 2" plus recess x 7' 3" into recess (3.71m plus recess x 2.21m into recess)

Partially open plan with the lounge, the kitchen is fitted with cream shaker style units, has solid wood worktops, with matching upstands, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric double oven, a microwave oven and a gas hob, with a stainless steel extraction canopy over, as well as an Integral fridge, freezer and dishwasher. The floor is tiled and the kitchen also has double glazed, sash style windows, downlights recessed into the ceiling and a stable style external door.

First Floor

Landing

Bedroom One

15' 1" x 10' 10" (4.60m x 3.30m)

This good sized double room has double glazed, sash style windows and a radiator.

Laundry Room

This useful room houses the wall mounted gas condensing combination central heating boiler, has plumbing for a washing machine, an electric heated towel rail, linen shelving and built-in storage cupboard. A door from this room gives access into the shower room.

Shower Room

Fitted with a modern three piece white suite, comprising a larger than standard shower cubicle, fully lined with 'wet wall' style panelling and fitted with an electric shower, a pedestal wash hand basin, with a mixer tap, and a w.c. It also has a pvc double glazed window, radiator, electric wall heater, an extractor fan and downlights recessed into the ceiling.



Outside

Rear

Block paved patio/open yard.

Directions

Proceed into Colne from Foulridge on the A56, along Skipton Road. At the large roundabout take the second exit onto the A6068/Byron Road and continue on past the Morris Dancers pub on the left and then take the first exit off the next roundabout into Skipton Old Road. Continue on this road, up the hill, past 2 detached bungalows and 2 pairs of semi-detached houses on the left and then turn night right into Bents.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

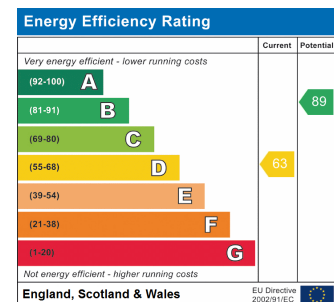
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

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House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

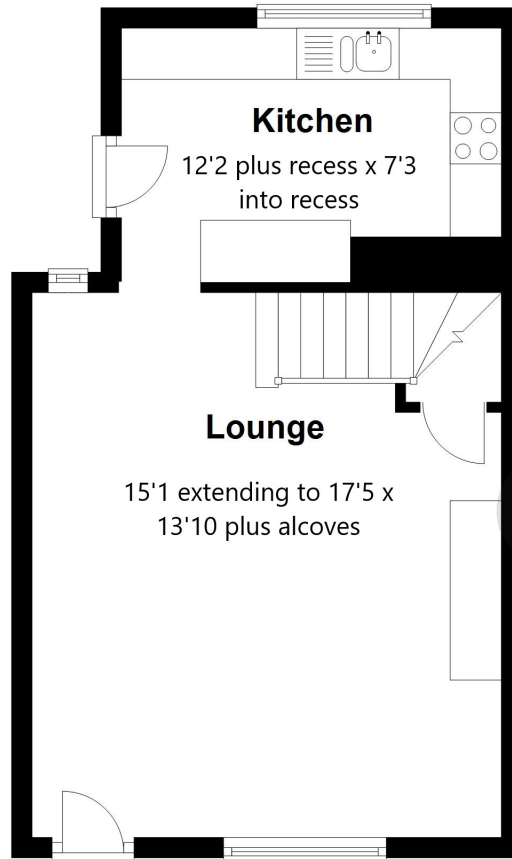
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FLOORPLAN

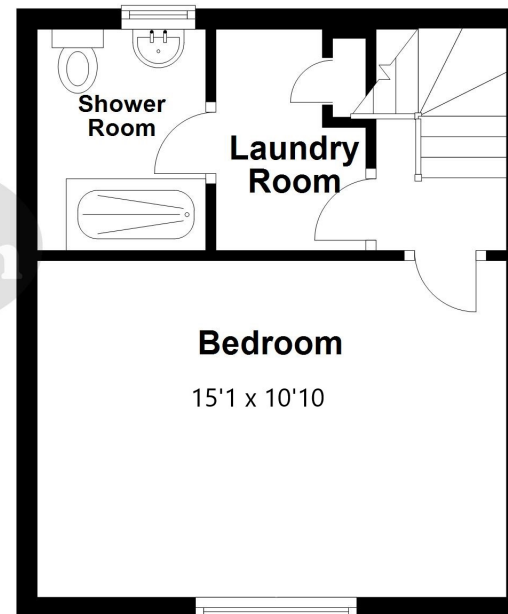
Ground Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.3 sq. feet)



Total area: approx. 59.3 sq. metres (638.4 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

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