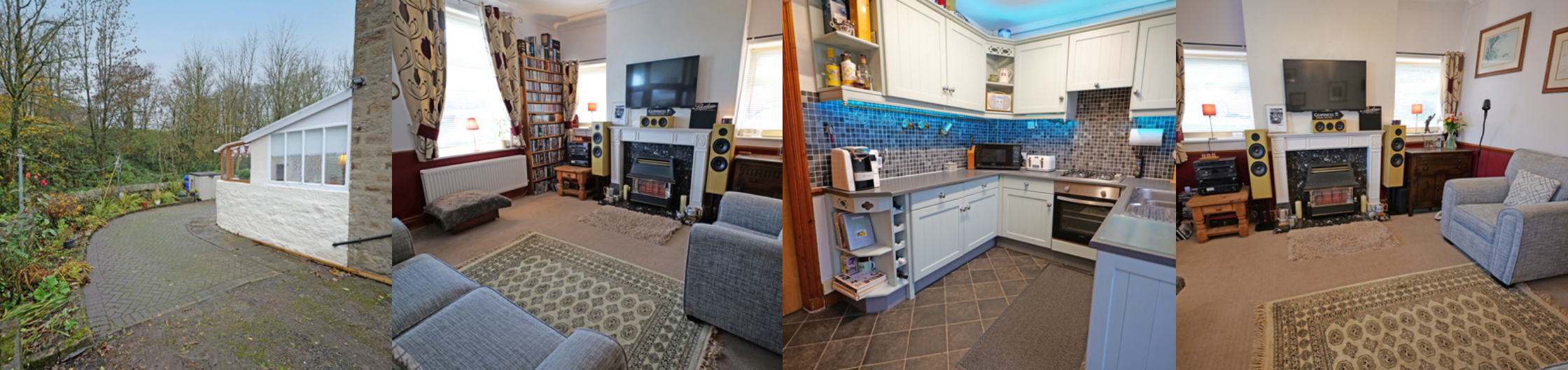




398 Colne Road, Kelbrook, Lancashire

BB18 6TE



## PROPERTY DESCRIPTION

Enjoying a desirable village location, this charming cottage style end terraced house has the advantage of a gravel covered hardstanding, lovely views from the front, a very pleasant aspect from the rear and a delightful area, which has been converted by the present owner to provide both a place to dine and a utility space. In addition to this, there is also a covered yard/patio, where one can sit and be sheltered from the weather. Providing well presented living space, this lovely dwelling would be ideal as a starter home for first time buyers but would also be suitable for buyers wanting to retire or downsize.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule, a good sized, light, and airy sitting room, with a fireplace and gas fire, a kitchen with fitted units and a built-in electric oven, a gas hob, and an integral fridge, and a dining and utility area. The generously proportioned double bedroom has fitted wardrobes, and the large bathroom is attractively furnished with a four-piece white suite, including a separate shower cubicle. To the front is a block paved patio, a separate, gravel covered hardstanding at the side and a block paved area, with raised garden beds, at the rear.

## FEATURES

- Charming End Terr Cottage Style Hse
- Desirable Village Location
- Pleasant Open Aspect/Views
- Sitting Rm with F'Place & Gas Fire
- Ftd Kitchen with Oven/Hob & Fridge
- Delightful Dining Area & Utility
- Spacious Double Bedrm with Ftd W'robes
- Large Bathrm with 4 Pc White Suite
- Gravel Covered Hardstanding at Side
- Early Viewing Strongly Recommended





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Vestibule

Entrance door, with a double glazed window light above. Wall mounted cloak hooks and frosted glass internal door, set in a matching surround, leading into the sitting room.

#### Sitting Room

13' 3" x 12' 3" plus alcoves (4.04m x 3.73m plus alcoves)

A very pleasant, light and airy room, with three pvc double glazed windows in both the front and side elevations. It also has fireplace, with a granite inset and hearth and fitted gas fire, a radiator, television point and dado rail.

#### Kitchen

10' 3" x 7' 9" (3.12m x 2.36m)

The nice sized kitchen has fitted units and drawers, incorporating a wine rack and display shelves, worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with an extractor hood over, and an integral fridge. The wall mounted gas condensing combination boiler is concealed in a cupboard matching the units and the kitchen has a window, a frosted glass door opening into the utility/dining room, a dado rail and enclosed stairs to the first floor, with an under-stairs storage area, which has fitted shelves and an electric light.

#### Dining Room & Utility Area

13' 9" x 6' 8" plus 6' 11" x 5' 5" (4.19m x 2.03m plus 2.11m x 1.65m) ('L' shaped room)

Recently refurbished, this particularly appealing addition to this lovely home allows plenty of space for a dining table and has an extremely useful utility area with a wood finish laminate worktop, plumbing for a washing machine and space for a condenser tumble dryer. There is also a radiator, two windows, electric power and light, a cold water tap and a half glazed external door.

### First Floor

#### Landing

Access to the loft space and frosted glass window at the foot of the stairs.

#### Bedroom

13' 3" x 11' 8" to wardrobe fronts (4.04m x 3.56m to wardrobe fronts)

This generously proportioned double room enjoys a pleasant open aspect/views from the front and has built-in wardrobes, which extend the length of one wall and have space saving sliding doors, incorporating a central vanity area, with a storage cupboard above. PVC double glazed window, radiator and dado rail.

#### Bathroom

9' 11" x 7' 10" (3.02m x 2.39m)

The larger than average, attractively refurbished bathroom is fitted with a four piece white suite, comprising a corner bath, which has a tiled splash-back and a mixer tap with a hand-held shower attachment, a w.c. and a vanity wash hand basin, with a cabinet below, incorporating a cupboard and drawers, and an illuminated mirror above and tiled splash back. There is also a separate, fully tiled, larger than standard shower cubicle, with a 'rainfall' style shower, down-lights recessed into the ceiling and also speakers, which can be connected via Bluetooth, a pvc double glazed, frosted glass window and wood finish laminate flooring. Access to the loft space is gained from the bathroom, via a retractable metal ladder, and the loft has an electric light.

### Outside

#### Front

Stone flagged pathway and a block paved patio, with a raised flowerbed.

#### Rear/Side

The rear yard has been covered and partly enclosed, with windows in the side, to provide a charming, sheltered outdoor seating area. To the side of the house is a separate gravel covered hardstanding and at the rear is a block paved area and garden bed.

#### Directions

Proceed out of Barnoldswick along Kelbrook Road. Go down the hill and straight through the crossroads at Salterforth. Take the first exit off the large roundabout at the end of Kelbrook Road into Colne Road (A56 signposted for Earby and Skipton) and Pleasant View is on the left immediately after the Craven Heifer Inn.

#### 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.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

#### House To Sell?

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

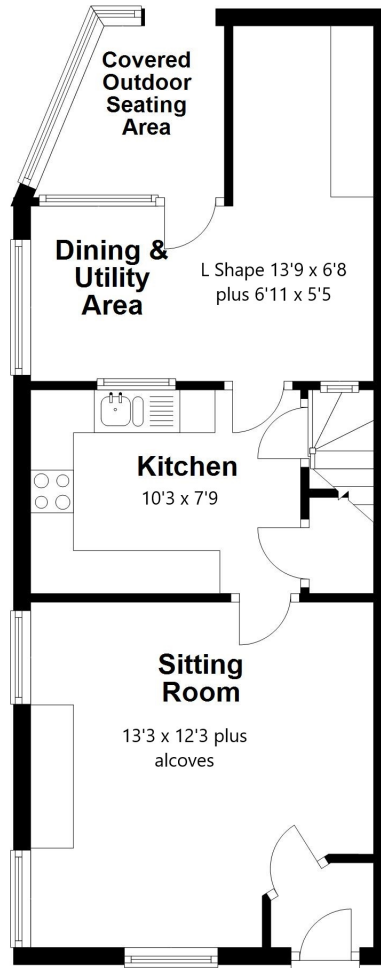
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

# FLOORPLAN

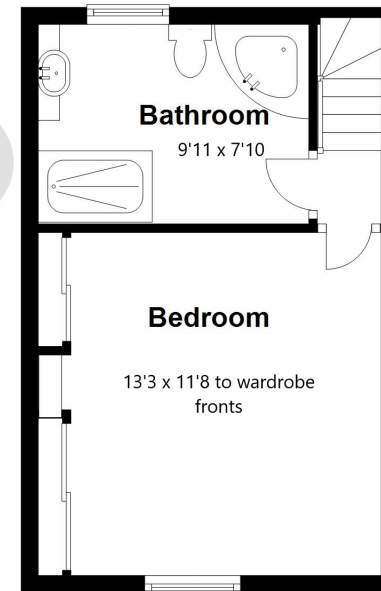
## Ground Floor

Approx. 42.2 sq. metres (454.1 sq. feet)



## First Floor

Approx. 25.8 sq. metres (277.2 sq. feet)



Total area: approx. 67.9 sq. metres (731.3 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.

Plan produced using PlanUp.

