







## PROPERTY DESCRIPTION

Nestled in the heart of the highly desirable village of Trawden, this charming end terraced cottage is brimming with character and potential. With the advantage of a small patio to one side, this delightful home offers an exciting opportunity to create your perfect countryside retreat. Requiring a degree of modernisation and updating, the cottage provides an ideal canvas for buyers looking to add their own style and flair. Whether you are stepping onto the property ladder for the first time or looking to downsize, this home offers wonderful possibilities.

Trawden itself is a vibrant and welcoming village, renowned for its strong community spirit.

## FEATURES

- Charming 3 Storey End Terr Cottage
- Highly Desirable Village Location
- Req's Modernisation & Updating
- Living Room with Stone F'place & Stove
- Dining Kitchen with Stone Flagged Floor
- Bedrm & Study - Previously 1 Large Bedrm
- 2 Pc Bathroom with Separate WC
- Indian Stone Flagged Side Patio
- Lots of Potential & Scope – Gas CH
- Early Viewing Recomm. – No Chain







## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

There is an open, stone porch at the front of the cottage, which has a part glazed entrance door, opening into the living room.

#### Living Room

18' 0" x 12' 5" plus recesses (5.49m x 3.78m plus recesses)

This good sized room features an exposed stone wall, incorporating a fireplace, which is fitted with a multi-fuel stove. There are windows in three elevations, a radiator, enclosed stairs to the first floor and stairs leading down to the dining kitchen in the basement.

### Basement

#### Dining Kitchen

17' 9" x 12' 3" plus recesses (5.41m x 3.73m plus recesses)

As with the living room, the very spacious kitchen features exposed stone walls and has a stone fireplace. The floor is laid with stone flags and there are fitted units, a laminate worktop, a single drainer sink, a built-in electric oven and gas hob and plumbing for a washing machine. It also has a window, radiator and frosted glass external door.

### First Floor

#### Landing

The wall mounted gas condensing combination central heating boiler is located on the land and there is also access to the loft space.

#### Bedroom One

5'6" extending in stages to 12'2" into recess x 8' 8" into recess (1.68m extending in stages to 3.71m into recess x 2.64m into recess)

This bedroom and the study/occasional second bedroom were originally one much larger room and the property would definitely benefit from the partition wall being removed to revert back to it having one good sized double bedroom. It has a stained wood floor, a window, with an exposed stone surround and sill. and a radiator.

#### Study/Occasional Bedroom 2

12' 2" x 6' 0" (3.71m x 1.83m)

Accessed through the bathroom, this room could be used as a single bedroom and has a stained wood floor, a window, with an exposed stone surround and sill, and a radiator.

#### Bathroom

Fitted with a two piece white suite, comprising a bath and a pedestal wash hand basin, the bathroom has a stained wood floor, radiator and frosted glass window, set in an exposed stone surround, with a stone sill.

#### Separate W.C.

Fitted with a white w.c. and also having a stained wood floor and a window, which benefits from rural views and is set in an exposed stone surround, with a stone sill.



### Outside

#### Front/Side

A open, stone porch provides shelter over the front entrance and there is also a small raised garden bed. To the side of the cottage is a paved patio area, surrounded by a low, natural stone wall, which could be altered, subject to any requisite Local Authority Planning Permission, to create a small off road parking space. Steps at the side of the patio lead to down to the entrance door into the dining kitchen. There is also an external cold water tap.

#### Directions

Proceed to the end of the M65 (Colne - Junction 14) and take the first exit off the roundabout into Vivary Way/A6068, following the signs for Keighley. Continue along the A6068, passing KFC and McDonalds and then Sainsburys to the roundabout just after the Morris Dancers' Pub, at then end of Byron Way. Take the second exit off the roundabout, staying on the A6068, then turn first right into the B6250/Cotton Tree Lane and carry on this road into Trawden. On entering Trawden, proceed along Skipton Road into Church Street and, at the top of Church Street, where the road bears to the left, turn sharp right into Colne Road.

#### 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	51
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## FLOORPLAN

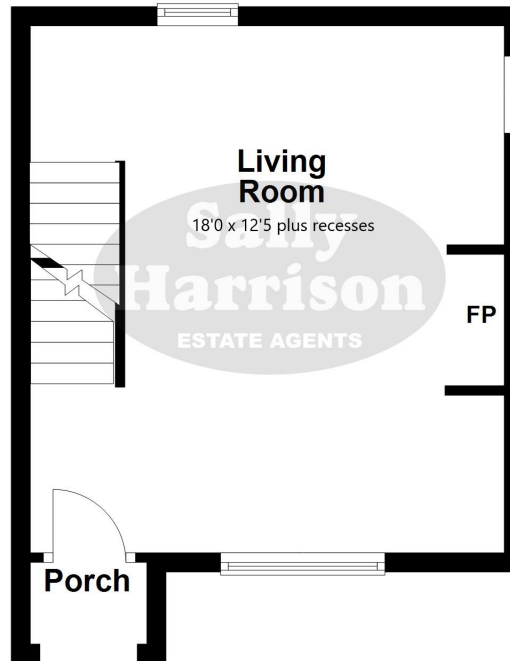
### Lower Ground Floor

Approx. 25.0 sq. metres (269.2 sq. feet)



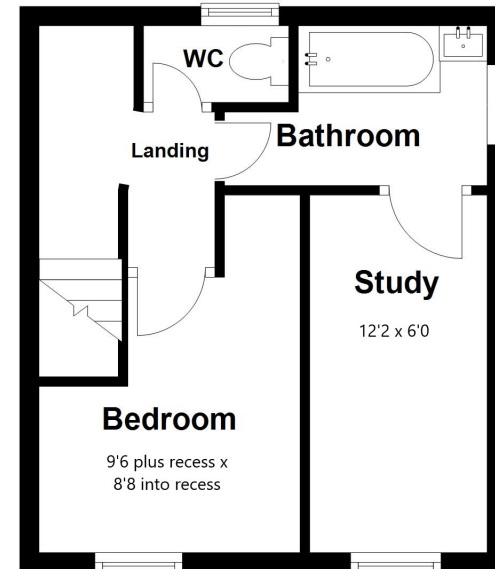
### Ground Floor

Approx. 28.4 sq. metres (305.5 sq. feet)



### First Floor

Approx. 25.7 sq. metres (277.2 sq. feet)



Total area: approx. 79.1 sq. metres (851.9 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 warrant 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.