





PROPERTY DESCRIPTION

A perfect starter home for first time buyers or for buyers looking to downsize and be close to amenities, this extremely appealing stone built mid terraced house is conveniently situated within easy walking distance to the town centre shops, cafes, the doctors surgery and public transport. Providing nicely proportioned living space, this extremely charming abode is immaculately and tastefully presented throughout, has the advantage of being re-roofed in 2022, and is highly recommended for an early viewing.

Having the benefit of pvc double glazing and gas central heating, the accommodation briefly comprises an entrance vestibule, a pleasant living room, with a fireplace and living flame gas fire and a dining kitchen, attractively fitted with modern cream units and a built-in electric oven and hob. There are two first floor bedrooms, a generous double and a single, the smallest having fitted shelves, and a bathroom, which is half tiled and fitted with a three piece suite, with a shower over the bath.

The enclosed paved yard/patio is another pleasing feature and has a timber garden shed.

FEATURES

- Extremely Appealing Mid Terr House
- Immaculately & Tastefully Presented
- Handy for Town Centre & Amenities
- Nicely Proportioned Living Space
- Vestibule & Delightful Living Room
- Attractive Ftd Dining Kit inc. Oven & Hob
- 2 Bedrooms - 1 Double & 1 Single
- Half Tiled Bathrm with Shower over Bath
- PVC Double Glazing & Gas CH
- Early Viewing Rec – Ideal for FTB's





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed entrance door, with a pvc double glazed, frosted glass window light above. Wall mounted coat hooks and an internal door leading into the living room.

Living Room

13' 7" x 13' 5" plus alcove (4.14m x 4.09m plus alcove)
This delightful, good sized room features a fireplace, with a marble inset and hearth, fitted with a living flame gas fire and storage cupboards, with a display shelf between, built into one of the chimney breast alcoves, a pvc double glazed window, wall light points and a radiator.

Dining Kitchen

11' 6" plus under-stairs recess x 8' 3" (3.51m plus under-stairs recess x 2.51m)
This stylishly furbished kitchen allows ample space for a dining table and is fitted with modern shaker style units and drawers, wood effect laminate worktops, with brick style tiled splashbacks, concealed lighting under the wall units and a one and a half bowl sink, with a mixer tap. It also has a built-in electric double oven, a gas hob, with an extractor canopy over, plumbing for a washing machine, a pvc double glazed window and a radiator. The kitchen is laid with wood effect laminate flooring, has downlights recessed into the ceiling, stairs leading to the first floor and an attractive composite external door.

First Floor

Landing

Access to the loft space.

Bedroom One

13' 6" plus recess x 11' 5" (4.11m plus recess x 3.48m)
This spacious double room has a useful built-in storage cupboard, with fitted shelves, and another cupboard above, a pvc double glazed window and a radiator.

Bedroom Two

10' 7" x 6' 11" into alcoves (3.23m x 2.11m into alcoves)
This nice sized single room has fitted shelves, a pvc double glazed window and a radiator.

Bathroom

Half tiled and fitted with a three piece white suite, comprising a bath, with an electric shower over, a w.c. and a pedestal wash hand basin. PVC double glazed, frosted glass window, radiator and a built-in over-stairs storage cupboard, with fitted shelves. The gas combination central heating boiler is housed in the bathroom.

Outside

Rear

A particularly charming attribute of this lovely abode is the good sized, enclosed yard/patio at the rear, which is flagged and has a useful timber shed and external light.

Directions

If entering Colne from Foulridge along on the A56/Skipton Road, go past the park on the left hand side, go straight ahead at the large roundabout, up the hill to the traffic lights at the top by the Commercial Hotel on the left. Go straight ahead, through the lights, continuing on the A56 and then, as the road bears round to the right, take the first left turning into Newtown Street, then the second left into Bence Street.

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.

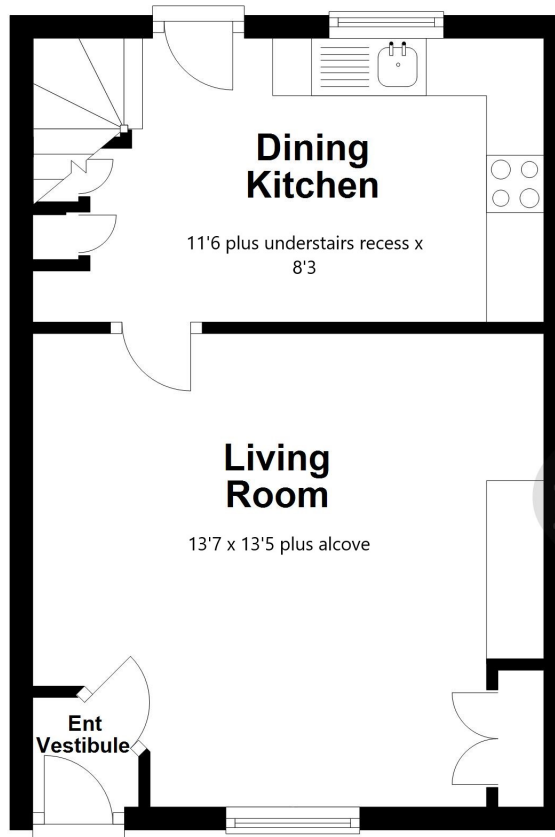
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN

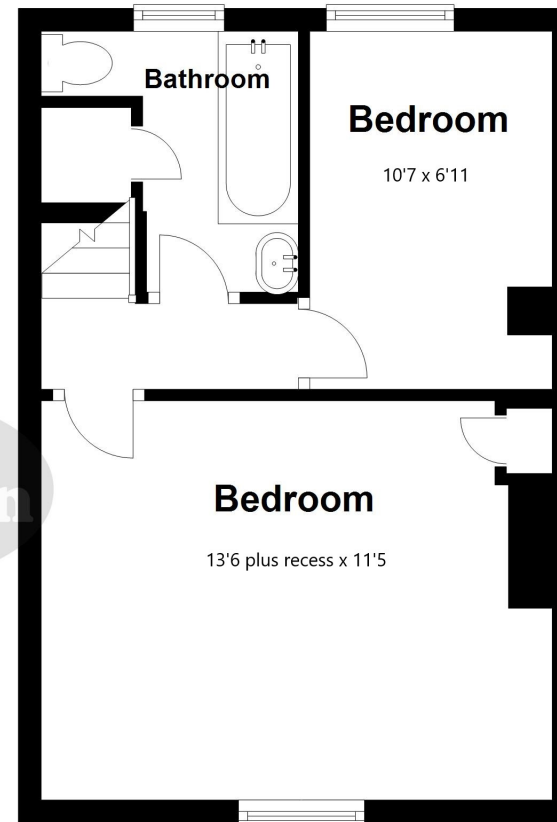
Ground Floor

Approx. 29.0 sq. metres (312.2 sq. feet)



First Floor

Approx. 29.9 sq. metres (322.0 sq. feet)



Total area: approx. 58.9 sq. metres (634.2 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.