





PROPERTY DESCRIPTION

Situated on a prime corner plot, with ample parking for several cars, this superb three storey townhouse is an end one in a terraced row and provides generously proportioned accommodation, which would be absolutely perfect for a growing family. Located in a much sought after area towards the outskirts of town, this extremely appealing home, is set at the head of a small cul-de-sac and offers many impressive attributes, including a wonderful open aspect with far reaching views at the rear, extending up to Boulsworth Moor. Well situated within comfortable walking distance of a parade of shops at Heifer Lane, Ball Grove Park and Park High School, this superb family home is also close to the beautiful open countryside surrounding the area and an early viewing is strongly recommended.

FEATURES

- Impressive 3 Storey Townhouse
- Generously Proportioned Family Home
- Prime Cul-de-Sac Position Near Outskirts
- Many Appealing & Desirable Attributes
- Ent Hall, Access to Garage & GF WC
- GF Sitting Room/4th Bedroom
- Spacious Lounge & Din Kit inc. Appl'ces
- 3 Bedrms - 1 En-Suite & Family Bathrm
- Huge Drive/Prkg Area & Integral Garage
- Delightful, Good Sized Rear Garden
- Short Walk from a Parade of Shops
- Viewing Essential to Fully Appreciate.





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass entrance door. The inviting hall is laid with good quality wood finish laminate flooring and has a radiator, stairs to the first floor, downlights recessed into the ceiling and an internal door giving access into the garage.

Sitting Room/Bedroom Four

17' 1" x 9' 6" plus recess (5.21m x 2.90m plus recess)
This extremely pleasant room is currently being used as a sitting room, but could also serve any number of other purposes, such as a bedroom, playroom or home office and has pvc double glazed French doors, opening out to the delightful rear garden, a pvc double glazed window, radiator, high quality wood finish laminate flooring and a useful under-stairs storage cupboard, which has an electric light.

Ground Floor W.C.

Fitted with a two piece white suite, comprising a w.c. and a pedestal wash hand basin, with a mixer tap. Radiator, extractor fan and wood finish laminate flooring.

First Floor

Landing

Downlights recessed into the ceiling, radiator and stairs to the first floor.

Lounge

19' 3" into recess, reducing to 14' 9 x 17' 1" into recess (5.87m into recess, reducing to 4.50m x 5.21m into recess)

This extremely spacious and impressive room has two pvc double glazed windows, from which there is an open aspect, a radiator, downlights recessed into the ceiling and attractive, glazed double French doors leading into the dining kitchen.

Dining Kitchen

17' 0" reducing to 9' 8 x 13' 0" plus recess, reducing to 8' 1 (5.18m reducing to 2.95m x 3.96m plus recess, reducing to 2.46m)

The generously proportioned 'L' shaped kitchen allows ample space for a family dining table and is fitted with a range of white units and drawers, wood finish laminate worktops, with matching upstands, and a one and a half bowl sink, with a mixer tap. It is also equipped with built-in appliances, including a Neff electric double oven/grill and a Neff gas hob, with a stainless steel splashback and matching extractor canopy over, as well as an integral dishwasher, fridge and freezer. There are pvc double glazed French windows and a pvc double glazed window, with fabulous, long distance rural views from both, a radiator, downlights recessed into the ceiling and the kitchen is laid with attractive wood effect laminate flooring.

Second Floor

Landing

Spindled balustrade, radiator, access to the loft space and a built-in cupboard, housing the gas condensing combination central heating boiler, which was newly fitted in 2021.

Bedroom One

14' 11" plus recess x 9' 10" (4.55m plus recess x 3.00m)

This really good sized double room enjoys a pleasant outlook and has a pvc double glazed window, radiator and a built-in double wardrobe.

En-suite Shower Room

Fully tiled, including a tiled floor, and fitted with a three piece white suite, comprising a shower cubicle, a w.c. and a pedestal wash hand basin. Downlights recessed into the ceiling, chrome finish radiator/heated towel rail and an extractor fan.

Bedroom Two

11' 2" plus recess x 10' 2" (3.40m plus recess x 3.10m)

This second double room benefits from wonderful, long distance views, which extend over to Boulsworth Moor and has a pvc double glazed window, radiator and built-in double wardrobe.

Bedroom Three

9' 11" plus recess x 6' 11" (3.02m plus recess x 2.11m)

This large single or small double room has a pvc double glazed window, a built-in storage cupboard, a radiator and a built-in double wardrobe.

Bathroom

Fully tiled, including the floor, and fitted with a three piece white suite, comprising a shower bath with a shower over and curved shower screen, a pedestal wash hand basin and a w.c. Chrome finish radiator/heated towel rail and a pvc double glazed, frosted glass window.



Outside

Front

An unusually large block paved forecourt provides ample off road parking space for several cars, which is a tremendous asset for a family home. There is a small gravel covered garden area, an electric power point at the side of the garage and an external light.

Garage

19' 11" x 9' 7" plus recesses (6.07m x 2.92m plus recesses)

The larger than average garage has a remote controlled electric up and over door. It also incorporates a utility area, which has a fitted unit, laminate worktop, a single drainer sink, plumbing for a washing machine, space for a condenser dryer and electric power and light.

Side

A decent sized, stone flagged area provides the ideal place for wheelie bins to be kept, or external storage boxes or a shed to be placed. There is already currently a substantial garden shed built at one end of this space, which has a pvc double glazed entrance door, two pvc double glazed, frosted glass windows, electric power and light, ideal for use as a workshop.

Rear

The delightful, good sized garden has an Indian stone flagged patio, raised decked patios, a water feature and garden beds. The remainder of the garden is lawned and there are external power points and lights and a cold water tap.

Directions

From Colne town centre, proceed on the B6250 along Keighley Road towards Trawden and Laneshawbridge. Go past The Grange Nursing Home to the roundabout. Take the third exit off the roundabout onto the A6068, continuing on Keighley Road. Take the second turning on the right into Standroyd Road and then first left into Standroyd Court.

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.

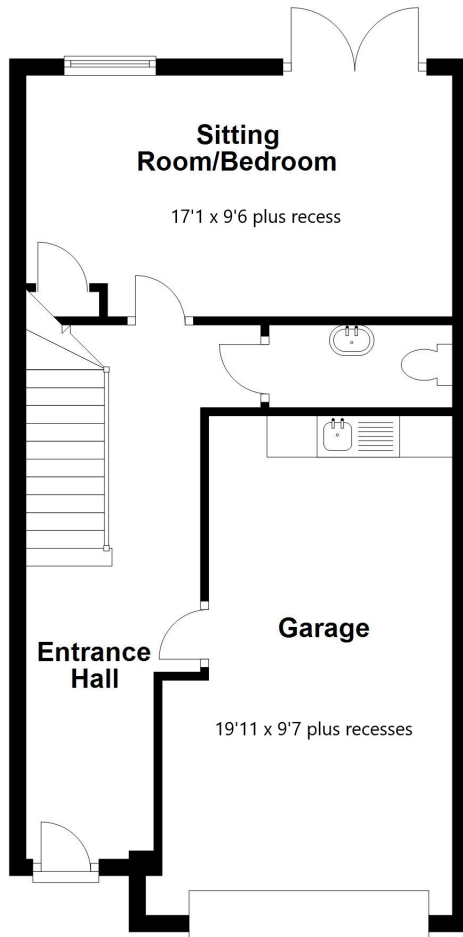
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN

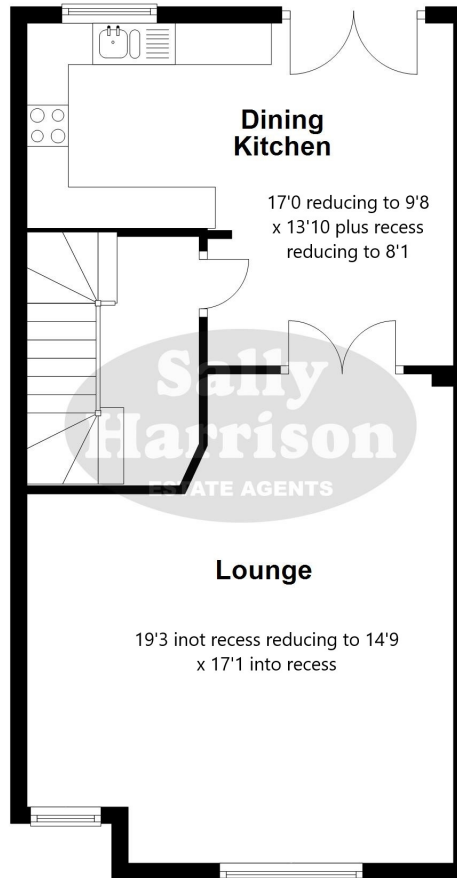
Ground Floor

Approx. 51.5 sq. metres (554.2 sq. feet)



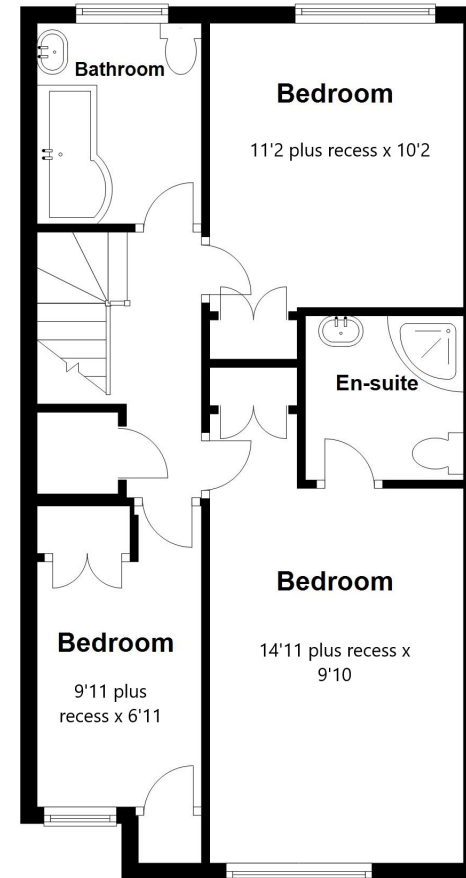
First Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



Second Floor

Approx. 51.6 sq. metres (555.8 sq. feet)



Total area: approx. 154.8 sq. metres (1666.7 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.

