



114 Keighley Road, Colne, Lancashire. BB8 0PH

We are pleased to offer for sale this superior, Victorian style garden fronted terraced house, which is an end one in a small row of three, and benefits from a wonderful open aspect at the rear, with fabulous far reaching rural views extending up to Boulsworth Moor. Located in a highly sought after residential area, this deceptively spacious home requires some updating and modernising, which is reflected in the asking price, has lots of potential and scope and would be an ideal purchase for a growing family. Retaining some of its lovely original features, this substantial home is laid four floors and could easily be converted into a four bedroomed home, if required, and must be viewed internally to be fully appreciated.



Offers Around £249,950 Freehold (to be confirmed)

PROPERTY DESCRIPTION

We are pleased to offer for sale this superior, Victorian style garden fronted terraced house, which is an end one in a small row of three, and benefits from a wonderful open aspect at the rear, with fabulous far reaching rural views extending up to Bouldsworth Moor. Located in a highly sought after residential area, this deceptively spacious home requires some updating and modernising, which is reflected in the asking price, has lots of potential and scope and would be an ideal purchase for a growing family. Retaining some of its lovely original features, this substantial home is laid over four floors and could easily be converted into a four bedroomed home, if required, and must be viewed internally to be fully appreciated.

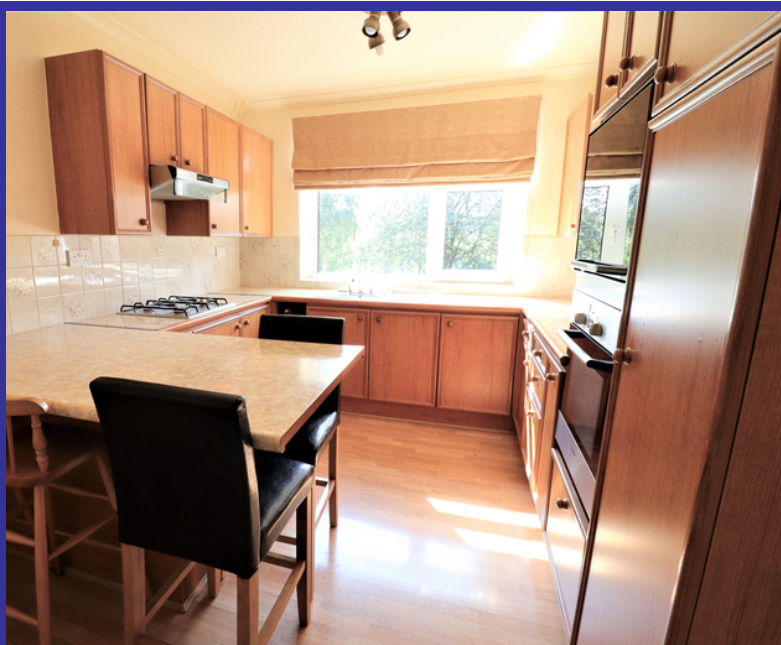
Having the advantage of pvc double glazing and gas central heating, the accommodation briefly comprises, an entrance vestibule and hall and a generous and most impressive lounge, with an attractive stained wood fireplace, a living flame gas fire and a large bay window. There is a good sized living/dining room, enjoying the wonderful views from the rear and a nice sized breakfast kitchen with quality fitted units and a built in electric oven and hob. The sizeable basement room is a very advantageous attribute and is currently used as a utility room. There are two spacious double bedrooms on the first floor, the master bedroom has fitted furniture and two windows, so could be split to provide a further bedroom, if required and the second bedroom has a built in wardrobe and takes full advantage of the beautiful outlook from the rear.

The larger than average bathroom has a three piece white suit, and on the second floor is a fabulous third double bedroom, with an en-suite bathroom.

The rear yard/garden has raised beds, stocked with a variety on mature shrubs and flowering plants, and there is a detached garage at the bottom of the garden. No chain involved.

FEATURES

- Superior, Garden Fronted Terraced House
- End 1 in Row of 3 in Sought After Loc
- Wonderful, Far Reaching Views from Rear
- Deceptively Spacious Accommodation
- Req's Updating - Huge Potential & Scope
- Vestibule, Hall & Impressive Lounge
- Living/Dining Rm & Breakfast Kitchen
- Large Basement Room/Utility Room
- 3 Double Bedrms (1 SF) - Potential for 4
- Large Bathrm & En-Suite Bathrm (SF)
- Garage & Rear Yard/Garden
- PVC Dble Glazing & Gas Central Heating



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC double glazed, frosted glass entrance door, with a stained and frosted glass window light above. Coving to the ceiling, picture rail and frosted glass internal door, set in a beautiful stained glass surround, opening into the hall.

Hall

Open staircase to the first floor, with the original stained wood spindled balustrade. Ornate coving to the ceiling, radiator, telephone point and door giving access to the stairs leading down to the basement.

Lounge

13' 9" plus bay x 13' 5" into alcoves (4.19m plus bay x 4.09m into alcoves)
This superb, generously proportioned room features large pvc double glazed bay window and a splendid carved wood fireplace surround, with a marble inset and hearth, fitted with a living flame gas fire. It also has a radiator, stunning ornate coving and a matching ceiling rose, a picture rail, wall light points and a television aerial point.

Living/Dining Room

12' 10" into alcoves x 13' 2" (3.91m into alcoves x 4.01m)
This spacious second reception room benefits from the lovely open rural outlook from the rear, extending up to Boulsworth Moor, and has a stained wood fireplace surround, with a tiled inset and fitted gas fire. There are pvc double glazed windows in two elevations, allowing plenty of natural light into the room, a radiator, coving to the ceiling, a picture rail and telephone point.

Breakfast Kitchen

12' 0" plus recess x 9' 8" (3.66m plus recess x 2.95m)
The nice sized kitchen is fitted with Schreiber units, has worktops, which extend to provide a breakfast bar, tiled splashbacks and a one and a half bowl sink, with a mixer tap. There is also a built-in Bosch electric oven, a Bosch gas hob, with an extractor hood over, and a glass fronted unit, housing a microwave oven. PVC double glazed window, from which there are delightful views, radiator and wood finish laminate flooring.

Lower Ground Floor

Basement

At the foot of the stairs to the basement are fitted shelves and wall mounted cloak hooks and an electric light. A hallway, leading to the main basement room, has fitted shelves, an electric light and a hatch/door giving access into a large storage area.

Basement Room/Utility

9' 3" plus recess x 7' 11" (2.82m plus recess x 2.41m)
This useful room has a pvc double glazed window, a sink unit, radiator, base and wall units, electric power and light and a pvc external door. This room also houses the Vaillant gas condensing combination central heating boiler and has plumbing for a washing machine.

First Floor

Landing

Stained wood spindled balustrade and open, return staircase to the second floor, also with a stained wood spindled balustrade. Window light on the half landing.

Bedroom 1

16' 2" to wardrobe fronts x 14' 1" (4.93m to wardrobe fronts x 4.29m)
This huge bedroom has two pvc double glazed windows and could easily be split to provide an extra bedroom, if required. There are built-in wardrobes, incorporating shelved cupboards, extending the full length of one wall, and a matching dressing table, with drawer units at either side and a vanity mirror. Two radiators, coving to the ceiling, picture rail and telephone point.

Bedroom 2

13' 3" x 12' 9" into alcoves (4.04m x 3.89m into alcoves)
A second large double room, which has the advantage of the fabulous views from the rear and a built-in double wardrobe, with storage cupboards above. PVC double glazed window,

radiator and television point.

Bathroom

10' 2" to cupboard fronts x 9' 8" (3.10m to cupboard fronts x 2.95m)
The unusually large bathroom is fitted with a three piece white suite, comprising a bath, with a shower over and ceiling height tiled splash-back, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, radiator, access to the roof space and a built-in shelved cupboard.

Second Floor

Bedroom 3

15' 5" to wardrobe fronts, plus recess x 11' 9" plus 7' 0" x 4' 8" (4.70m to wardrobe fronts plus recess x 3.58m plus 2.13m x 1.42m)
The spacious L' shaped attic bedroom is another generous double room, with a double glazed Velux window, two radiators, a built-in wardrobe, a shelved cupboard, an over-head storage cupboard, eaves storage and wall light points.

En-Suite Bathroom

Fitted with a three piece suite, comprising a bath and pedestal wash hand basin, both with tiled splash-backs, and a w.c. Double glazed Velux window, radiator, wall light point and an extractor.

Outside

Front

Garden forecourt.

Rear

There is a garden at the rear, which has been planted with a variety of shrubs and flowering plants. A central pathway leads to a wrought iron gate giving access onto the back street/lane.

Garage

The detached garage has an up and over door, window, electric power and light.

Directions

Proceed into Colne from Foulridge on the A56, along Skipton Road. At the large roundabout take the second exit, continuing on Skipton Road. At the traffic lights at the top of Skipton Road, turn left into Keighley Road. Pass the Cemetery on the right and the property is on the right after the bungalows.

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.

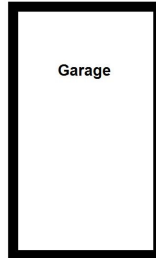
13122ES/03K22TT



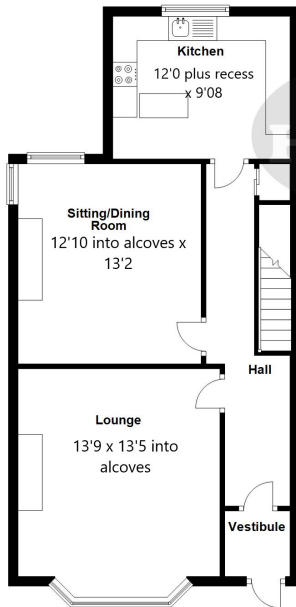
FLOORPLAN & EPC



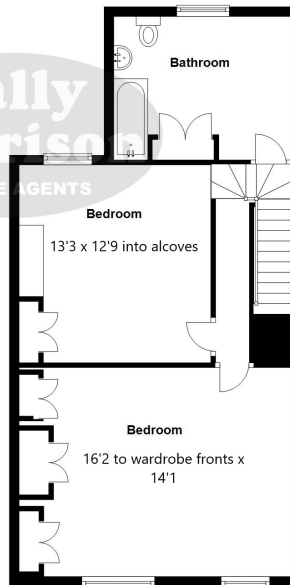
Garage
Approx. 13.8 sq. metres (148.2 sq. feet)



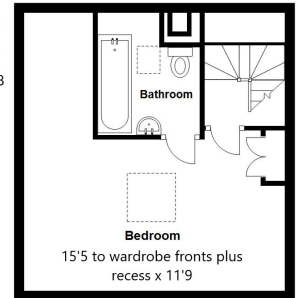
Ground Floor
Approx. 59.6 sq. metres (641.0 sq. feet)



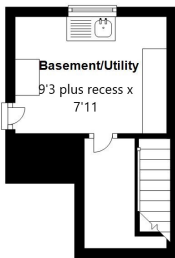
First Floor
Approx. 59.8 sq. metres (643.5 sq. feet)



Second Floor
Approx. 31.5 sq. metres (338.6 sq. feet)

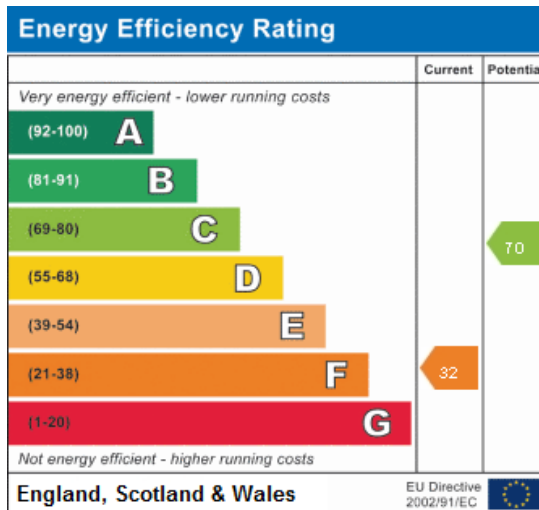


Basement
Approx. 12.3 sq. metres (132.7 sq. feet)



Total area: approx. 176.9 sq. metres (1904.0 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.



Barnoldswick
8, Church Street, Barnoldswick, BB18 5UT
01282 817755
sales@sallyharrison.co.uk