



## York Street, Colne, BB8 0ND

£250,000

SPACIOUS FOUR-BEDROOM HOME IN COLNE

Located on the charming York Street in Colne, this delightful house offers a perfect blend of comfort and space, making it an ideal family home. Upon entering, you are greeted by two spacious reception rooms that provide ample room for relaxation and entertaining guests. The well-proportioned kitchen is designed for both functionality and style, making it a wonderful space for culinary creations and family gatherings.

The property boasts three generously sized bedrooms on the first floor, ensuring that everyone has their own private retreat. Additionally, there is a fourth bedroom located in the attic, which can serve as a perfect guest room, home office, or playroom, depending on your needs. The Property has had all major works completed to a high standard.

One of the standout features of this home is the boarded out insulated cellar room, offering extra storage or potential for conversion into a hobby space. This versatile area adds to the overall appeal of the property, providing options for how you wish to utilise the space.

With its convenient location and spacious layout, this house on York Street is a wonderful opportunity for those seeking a comfortable and inviting home in Colne. Whether you are a growing

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# York Street, Colne, BB8 0ND

£250,000



- Spacious Semi Detached Property
- Versatile Cellar Space
- On Street Parking
- EPC Rating D
- Four Bedrooms
- Modern Fitted Kitchen
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Externals
- Council Tax Band B

## Ground Floor

### Entrance Vestibule

4'6 x 3'11 (1.37m x 1.19m)

Hardwood front door, coving, tiled flooring and door to hall.

### Hall

Central heating radiator, coving, doors leading to two reception rooms and stairs to first floor.

### Reception Room One

12'10 x 11'10 (3.91m x 3.61m)

UPVC double glazed bay window, central heating radiator and coving.

### Reception Room Two

15'0 x 13'2 (4.57m x 4.01m)

Central heating radiator, coving, door to kitchen and UPVC double glazed door and window to rear.

### Kitchen

10'7 x 8'2 (3.23m x 2.49m)

UPVC double glazed window, range of wall and base units with solid wood work surfaces, composite sink and drainer with mixer tap, integrated high rise oven, integrated microwave, four ring gas hob and extractor hood, integrated fridge freezer, spotlights, plinth heater, part PVC panelled elevations, herringbone wood effect lino flooring, door to stairs to lower ground floor and UPVC double glazed door to rear.

## Lower Ground Floor

### Cellar

12'3 x 11'9 (3.73m x 3.58m)

UPVC double glazed frosted window, central heating radiator, base units with wood effect work surfaces, integrated storage and spotlights.

## First Floor

### Landing

15'0 x 5'8 (4.57m x 1.73m)

UPVC double glazed frosted window, central heating radiator, doors leading to three bedrooms, bathroom and stairs to second floor.

### Bedroom One

14'11 x 10'6 (4.55m x 3.20m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

12'11 x 8'6 (3.94m x 2.59m)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Four

9'11 x 7'5 (3.02m x 2.26m)

UPVC double glazed window, central heating radiator, coving and under stairs storage.

### Bathroom

8'6 x 8'2 (2.59m x 2.49m)

UPVC double glazed frosted window, central heating radiator, pedestal wash basin with traditional taps, panel bath with waterfall mixer tap, overhead direct feed rainfall shower and rinse head, integrated storage, spotlights, PVC panel elevations and wood effect lino flooring.

## Second Floor

### Bedroom Two

15'1 x 9'5 (4.60m x 2.87m)

UPVC double glazed window, Velux window, central heating radiator and eaves storage.

### External

#### Rear

Enclosed paved garden.

#### Front

Forecourt with paving and stone chippings.



Tel: 01282469023

www.keenans-estateagents.co.uk