



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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## York Street, Colne, BB8 0ND

### £200,000

DECEPTIVELY SPACIOUS SEMI DETACHED IN COLNE

Nestled on the charming York Street in Colne and within a couple of minutes walk into the town centre and also benefits from being on a local bus route. This delightful semi-detached house offers a perfect blend of comfort and versatility. With two spacious reception rooms, this property is ideal for both relaxation and entertaining guests. The well-equipped kitchen seamlessly connects to a generous multi-room cellar below, providing ample storage or potential for further development.

The home boasts two inviting double bedrooms, each thoughtfully fitted with wardrobes to maximise space and convenience. The bathroom is a standout feature, complete with a luxurious double bath and a separate shower, catering to all your bathing needs.

Additionally, the upstairs loft presents a fantastic opportunity for flexible living. Currently utilised as a third bedroom, it could easily be transformed into an office space, a home gym, or any other area that suits your lifestyle.

This property is not just a house; it is a home that offers a wonderful living experience in a sought-after location. With its spacious layout and potential for personalisation, it is perfect for families or professionals looking for a comfortable and adaptable space. Do not miss the chance to make this charming residence your own.



York Street, Colne, BB8 0ND

£200,000

 3  1  2  C

- Semi Detached Property
  - Fitted Kitchen
  - On Street Parking
  - EPC Rating: C
- Two Double Bedrooms And Attic Bedroom
  - Three Piece Bathroom And Separate WC
  - Tenure: TBC
- Two Spacious Reception Rooms
  - Enclosed Rear Yard
  - Council Tax Band: B

Ground Floor

Reception Room One

16'2 x 12'7 (4.93m x 3.84m)

Hardwood double glazed frosted entrance door, hardwood double glazed bay window, central heating radiator, feature wall light, living flame gas fire, marble effect hearth and surround and double door to reception room two.

Reception Room Two

16' x 15'1 (4.88m x 4.60m)

Hardwood double glazed frosted window, two central heating radiators, multi-fuel stove, stone hearth, stairs to first floor and door to kitchen.

Kitchen

11'6 x 8'4 (3.51m x 2.54m)

UPVC double glazed window, underfloor heating, wall and base units, wood effect worktops, tiled splash backs, composite sink with draining board and mixer tap, integrated double oven in high rise unit, four burner gas hob, extractor hood, space for fridge freezer, plumbing for washing machine, plinth lighting, wood effect flooring, door to stairs for cellar and hardwood door to rear.

Lower Ground Floor

Hall

12'2 x 3'7 (3.71m x 1.09m)

Open access to two cellar rooms and door to cellar room two.

Cellar Room One

12'1 x 11'7 (3.68m x 3.53m)

Lighting and wall mounted boiler.

Cellar Room Two

11'7 x 9'9 (3.53m x 2.97m)

Lighting.

Cellar Room Three

8'10 x 3'7 (2.69m x 1.09m)

First Floor

Landing

15'1 x 5'5 (4.60m x 1.65m)

Hardwood double glazed window, smoke alarm, door to stairs for second floor and doors to two bedrooms, bathroom and WC.

Bedroom One

14'11 xx 12'8 (4.55m xx 3.86m)

Two UPVC double glazed windows, two central heating radiators and fitted wardrobes.

Bedroom Two

14'11 x 10'2 (4.55m x 3.10m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

8'5 x 8'3 (2.57m x 2.51m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, double bath with mixer tap, direct feed shower with rinse head in corner enclosure, tiled elevations and wood effect flooring.

WC

4'5 x 3'8 (1.35m x 1.12m)

UPVC double glazed frosted window, dual flush WC, tiled elevations and wood effect flooring.

Second Floor

Attic Room

19'9 x 7'1 (6.02m x 2.16m)

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

External

Front

Paved courtyard.

Rear

Enclosed yard with gated access to rear.



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