





Hilton & Horsfall

BB8 ONU

## Skipton Road, Colne

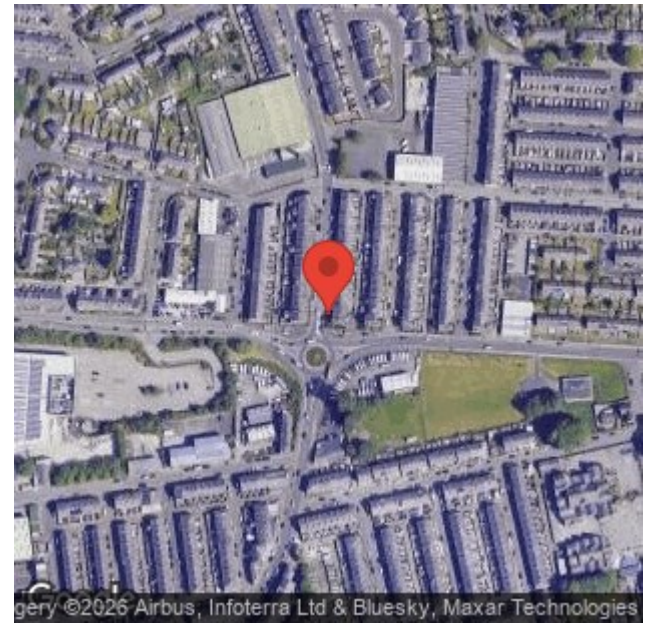
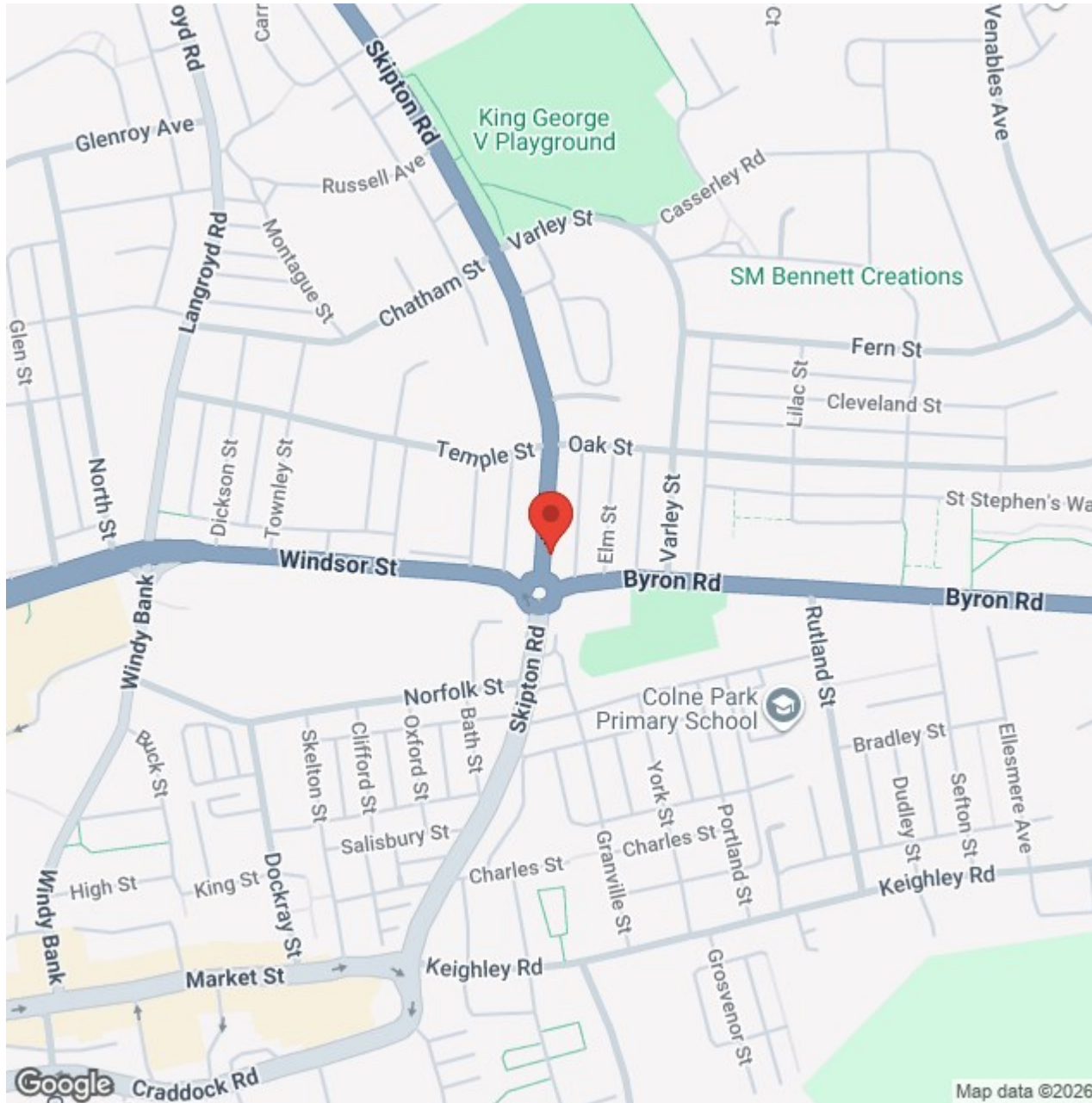
### Offers In The Region Of £154,950

- Spacious mid-terrace property in a popular Colne location
- Two generous reception rooms
- Three well-proportioned bedrooms
- Modern fitted kitchen and large family bathroom
- Enclosed rear yard with storage shed
- Close to schools, shops and transport links
- Brand new boiler installed in 2024

This deceptively spacious mid-terrace property offers beautifully presented accommodation arranged over two floors, ideal for first-time buyers, families or those seeking a well-located home close to Colne town centre. The ground floor features a welcoming hallway, two generous reception rooms perfect for relaxing or entertaining, and a modern fitted kitchen with access to the rear yard.

Upstairs, the property boasts three well-proportioned bedrooms and a large family bathroom, all finished to a high standard. Externally, there is an enclosed, low-maintenance yard to the rear. Combining period charm with contemporary style and located close to shops, schools and transport links, this superb home is ready to move into and enjoy.







# Lancashire

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## GROUND FLOOR

### ENTRANCE VESTIBULE

### HALLWAY

A welcoming entrance hallway with stylish flooring and neutral décor, providing access to the ground floor reception rooms and kitchen. Stairs rise to the first floor, creating a bright and inviting introduction to the home.

### SITTING ROOM 12'8" x 13'8" (3.88m x 4.18m)

Located to the front of the property, this bright and welcoming reception room features a large bay window, decorative ceiling detailing, and an attractive feature fireplace. Offering ample space for both seating and dining furniture, it's a versatile and stylish room ideal for relaxing or entertaining.

### LIVING ROOM 13'3" x 13'2" (4.06m x 4.03m)

A generous second reception room offering a cosy yet spacious feel, complete with a feature fireplace housing a multi-fuel stove. A large window provides plenty of natural light, while the neutral décor and built-in shelving create a warm and inviting space — ideal for relaxing with family or entertaining guests.

### KITCHEN 10'1" x 9'8" (3.08m x 2.95m)

This stylish and contemporary kitchen is fitted with a range of modern high-gloss units complemented by wooden worktops and metro-tiled splashbacks. There's ample space for appliances, a range-style cooker with extractor, and a breakfast bar area, while a rear door provides direct access to the enclosed yard.

## FIRST FLOOR / LANDING

### BEDROOM ONE 12'9" x 10'11" (3.90m x 3.35m)

A spacious double bedroom positioned to the front of the property, featuring a large window that fills the room with natural light. Stylishly decorated with soft tones and ample space for furnishings, it offers a comfortable and relaxing retreat.

### BEDROOM TWO 13'4" x 11'10" (4.08m x 3.63m)

A generous double bedroom located to the rear of the property, offering plenty of space for wardrobes and additional furniture. Stylishly decorated with a bright, contemporary feel, it provides a comfortable and versatile space ideal as a main bedroom or guest room.

### BEDROOM THREE 9'6" x 7'8" (2.92m x 2.35m)

A well-proportioned single room positioned to the front of the property, ideal as a child's bedroom, home office, or dressing room. Bright and versatile, it offers plenty of potential to suit a variety of needs.

### BATHROOM 9'0" x 9'7" (2.75m x 2.94m)

A spacious and stylish family bathroom fitted with a modern three-piece suite comprising a panelled bath with shower over, pedestal wash basin and low-level WC. Finished with light décor, wood-effect flooring and dual windows for natural light, it offers a bright and relaxing space.

## 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/skipton-rd-colne>

## LOCATION

Situated on Skipton Road in the heart of Colne, this property enjoys a convenient position within easy reach of the town's wide range of amenities. Colne offers a vibrant high street with independent shops, cafés, bars and restaurants, along with several supermarkets and everyday conveniences. Excellent transport links are close by, with Colne railway station providing regular services and the M65 motorway network easily accessible for commuting across East Lancashire and beyond. Families will appreciate the choice of well-regarded primary and secondary schools in the area, as well as nearby parks and open spaces for outdoor recreation. With its central location, strong community feel and easy access to both countryside and urban amenities, this property is perfectly placed for modern family living.

## PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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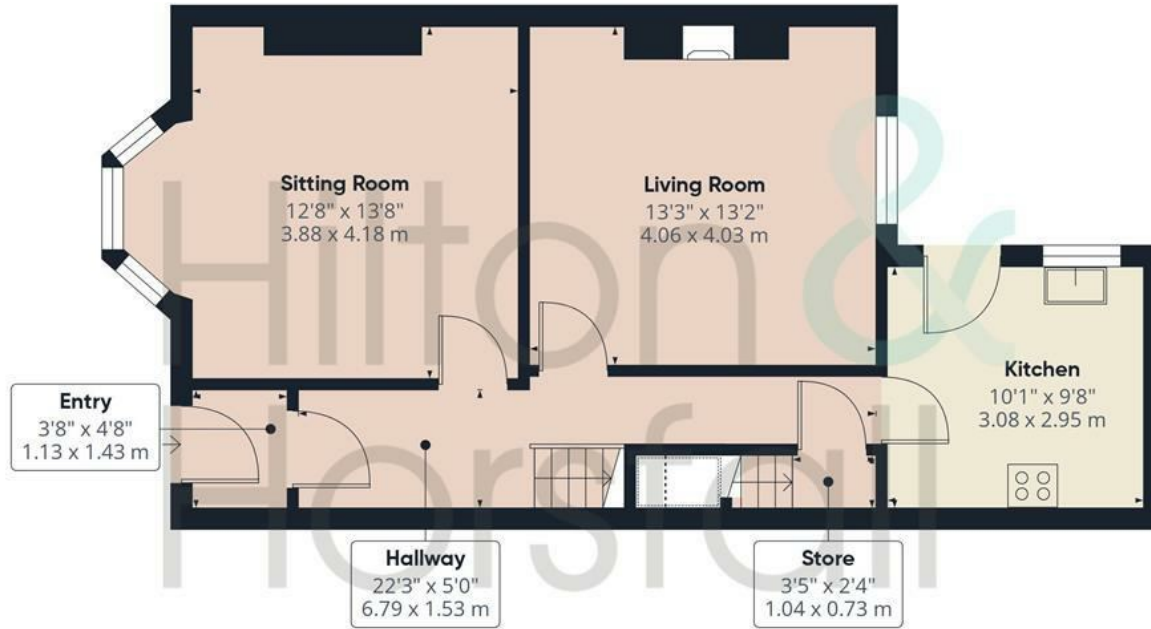
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## OUTSIDE

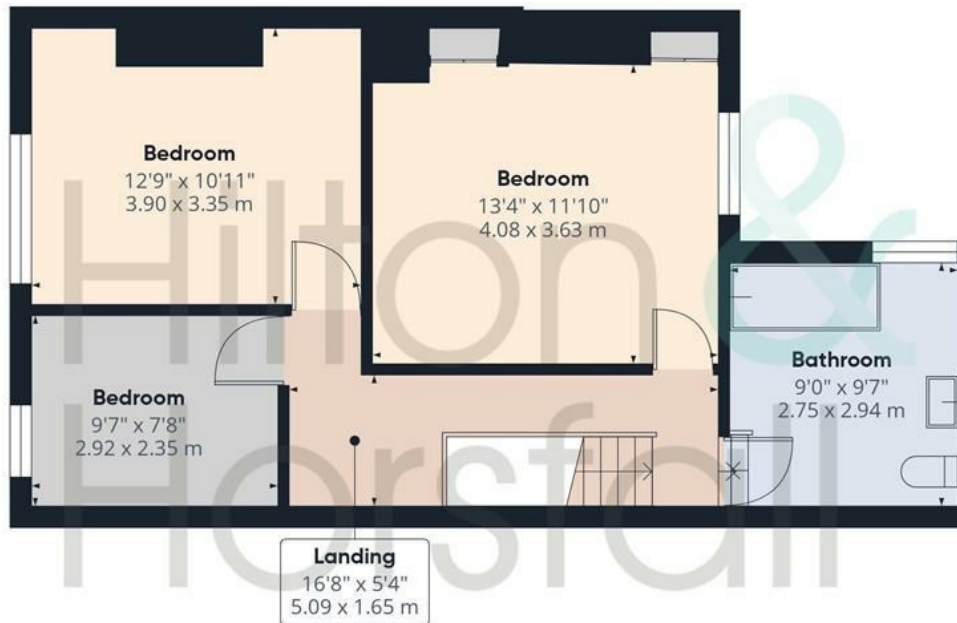
To the front of the property is an attractive stone façade with a traditional bay window and a small forecourt area.

To the rear, there is a fully enclosed, low-maintenance yard — ideal for outdoor seating, entertaining, or enjoying a morning coffee — which also benefits from a useful storage shed and gated access for convenience.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1122 ft<sup>2</sup>

104.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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