



Hilton &
Horsfall

BB8 ONH

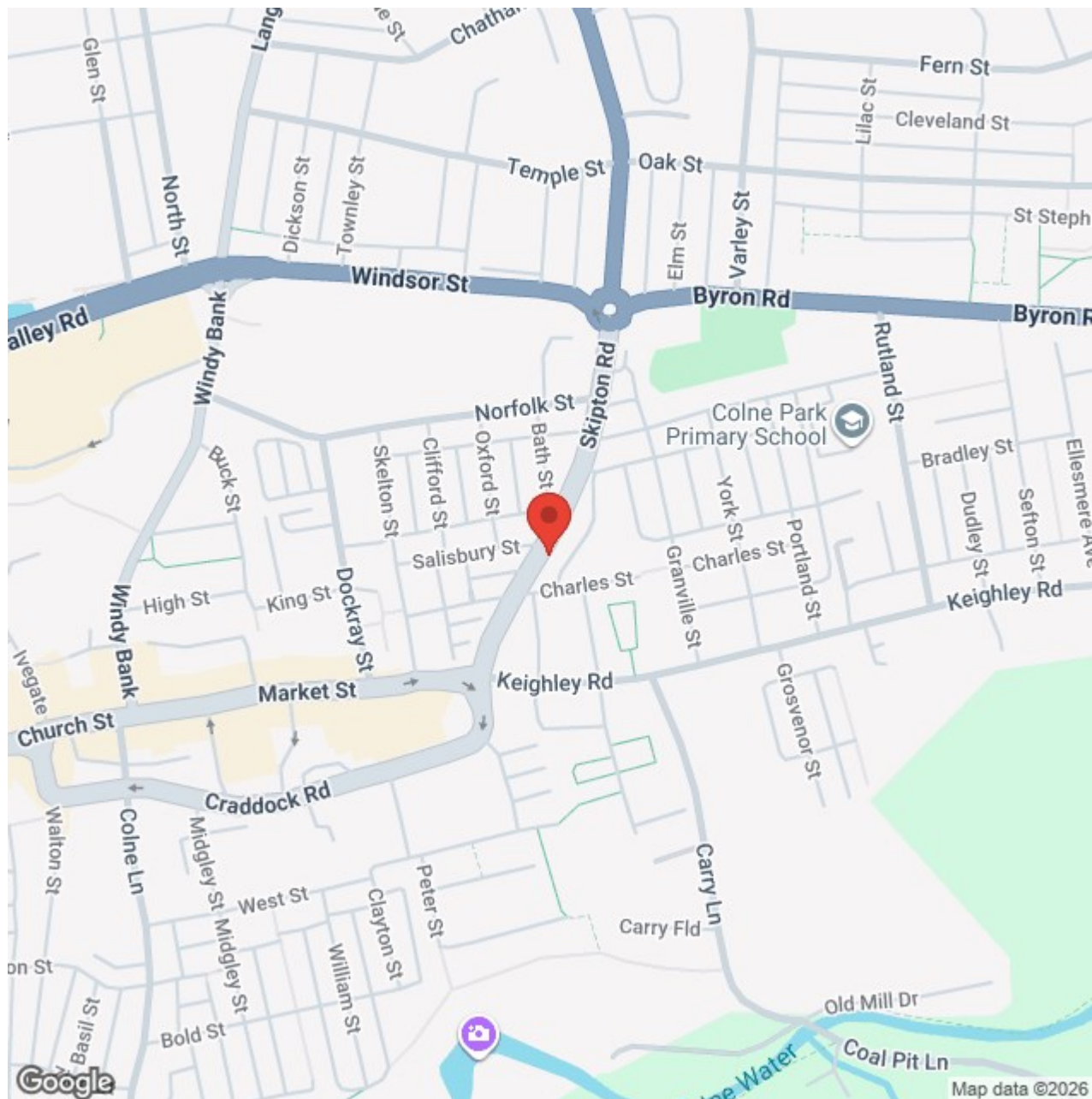
Skipton Rd, Colne

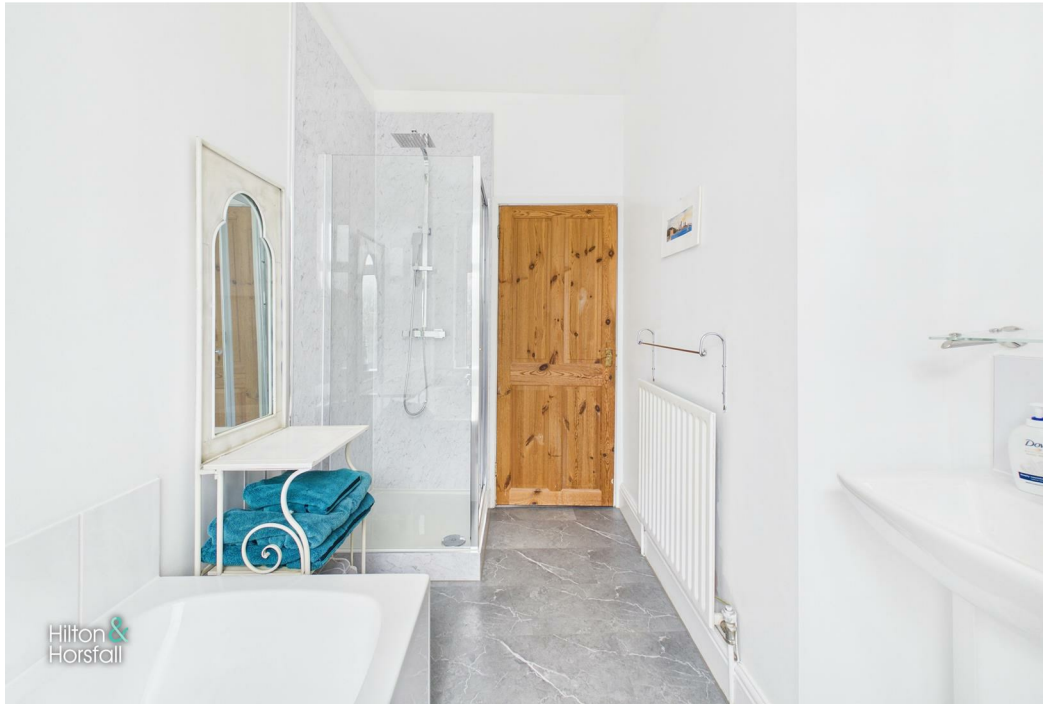
Offers In The Region Of £169,950

- Mid terrace property
- Two reception rooms
- Modern fitted kitchen
- Two bedrooms plus useful attic room
- Enclosed rear yard with storage shed
- No chain

A well presented mid-terrace home offering deceptively spacious accommodation arranged over three floors. The property briefly comprises an entrance hallway leading through to a sitting room positioned at the front of the property and a generous living room to the rear with access to a modern fitted kitchen. The kitchen is fitted with a range of contemporary units and provides access out to the enclosed rear yard. To the first floor are two well proportioned bedrooms and a modern bathroom suite. A staircase leads up to a useful attic room providing a versatile space which could be utilised as a home office, hobbies room or occasional bedroom (subject to any necessary regulations). Externally the property benefits from a forecourt to the front and an enclosed rear yard with a useful storage shed. The property is offered for sale with no onward chain, making it an excellent opportunity for first time buyers, investors or those looking to downsize.







Lancashire

A well presented mid-terrace home offering deceptively spacious accommodation arranged over three floors. The property briefly comprises an entrance hallway leading through to a sitting room positioned at the front of the property and a generous living room to the rear with access to a modern fitted kitchen. The kitchen is fitted with a range of contemporary units and provides access out to the enclosed rear yard. To the first floor are two well proportioned bedrooms and a modern bathroom suite. A staircase leads up to a useful attic room providing a versatile space which could be utilised as a home office, hobbies room or occasional bedroom (subject to any necessary regulations). Externally the property benefits from a forecourt to the front and an enclosed rear yard with a useful storage shed. The property is offered for sale with no onward chain, making it an excellent opportunity for first time buyers, investors or those looking to downsize.

GROUND FLOOR

ENTRANCE VESTIBULE

ENTRANCE HALL

SITTING ROOM 8'11" x 10'9" (2.73m x 3.30m)

Positioned at the front of the property is this pleasant sitting room, having a large UPVC double glazed window allowing plenty of natural light while enjoying an outlook towards the front elevation. The room offers ample space for furniture and is finished with carpeted flooring, decorative coving and a ceiling light point, creating a comfortable and inviting reception space.

LIVING ROOM 13'8" x 13'3" (4.17m x 4.04m)

A spacious and well presented living room positioned to the rear of the property, offering ample room for both lounge and dining furniture. The room features a charming fireplace with decorative surround, carpeted flooring and ceiling light point, creating a warm and inviting space ideal for relaxing or entertaining. A UPVC double glazed window allows natural light to flow into the room, while a door provides access through to the kitchen. The room also benefits from a useful under-stairs storage cupboard.

KITCHEN 6'6" x 9'2" (1.99m x 2.81m)

Fitted with a range of modern wall and base units with contrasting working surfaces over, incorporating a stainless steel sink with mixer tap. The kitchen benefits from integrated appliances including an electric oven with electric hob and extractor hood over, along with space for additional appliances. The room is finished with recessed ceiling spotlights, tiled flooring and a UPVC double glazed window overlooking the rear yard. A UPVC door also provides direct access out to the rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 13'10" x 10'9" (4.22m x 3.30m)

A well proportioned double bedroom positioned at the front of the property, having a UPVC double glazed window allowing plenty of natural light while enjoying an outlook towards the front elevation. The room offers ample space for bedroom furniture and is finished with carpeted flooring and a ceiling light point, creating a comfortable and relaxing space.

BEDROOM TWO 6'10" x 10'10" (2.09m x 3.31m)

A comfortable bedroom positioned to the rear of the property, having a UPVC double glazed window allowing natural light while enjoying an outlook towards the rear elevation. The room offers space for bedroom furniture and is finished with carpeted flooring and a ceiling light point.

BATHROOM 5'3" x 10'9" (1.61m x 3.28m)

Fitted with a modern four-piece bathroom suite comprising a panelled bath with mixer tap, a walk-in shower with glass screen and rainfall shower head, a pedestal wash hand basin and a low level WC. The room also benefits from a UPVC double glazed frosted window to the rear elevation allowing natural light, along with tiled flooring, partially tiled walls, a wall mounted storage cupboard and a radiator.

SECOND FLOOR

ATTIC ROOM 12'3" x 13'4" (3.75m x 4.08m)

A useful attic room accessed via a staircase from the first floor landing, offering a versatile space which could be used as a home office, hobbies room or occasional bedroom. The room benefits from a Velux roof window allowing natural light, along with carpeted flooring and a ceiling light point.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/skipton-roadcolne>

LOCATION

Situated on Skipton Road in Colne, the property enjoys a convenient position within comfortable walking distance of Colne town centre, where a variety of shops, cafés, bars and everyday amenities can be found. The area is well served by local schools, public transport links and leisure facilities. Excellent road connections provide easy access to the M65 motorway network, making it ideal for those commuting towards Burnley, Blackburn and beyond, while the nearby countryside offers pleasant walks and outdoor activities.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

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. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.



BB8 ONH

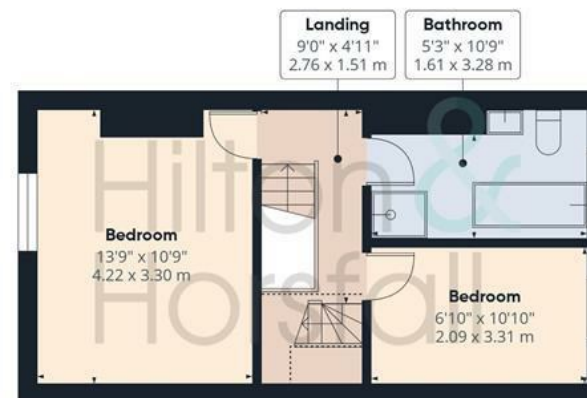


OUTSIDE

To the front of the property is a forecourt area set back from the pavement with steps leading up to the entrance door. To the rear is an enclosed yard with gated access, offering a low maintenance outdoor space and providing access to a useful storage shed, ideal for storing bikes, tools or general household items.



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

894 ft²

83.1 m²

Reduced headroom

16 ft²

1.5 m²

(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.



Hilton &
Horsfall



Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024