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Skipton Road, Colne

Offers In The Region Of £104,950

• Offered With No Onward Chain • Enclosed Rear Yard • Three-Piece Bathroom • Two Reception Rooms • Traditional Stone-Fronted Mid-Terrace Property • Convenient Colne Location

Hilton & Horsfall are pleased to present this traditional stone-fronted two bedroom mid-terrace property, situated on Skipton Road in the popular market town of Colne. Offered for sale with no onward chain, the property provides well-proportioned accommodation arranged over two floors and would make a suitable purchase for first time buyers, investors or those looking to downsize. The property is conveniently positioned for access to the shops, supermarkets, cafés and other amenities available in Colne town centre, with transport links connecting to the surrounding towns and villages. Internally, the ground floor accommodation briefly comprises a sitting room positioned to the front of the property, featuring a large window allowing natural light into the room and a wall-mounted gas fire. To the rear is a spacious and versatile living / dining room, providing ample space for both comfortable seating and a dining table with chairs, making it a practical additional reception room. An adjoining kitchen is fitted with white wall and base units, contrasting work surfaces, stainless steel sink and space for freestanding appliances. A uPVC door from the kitchen provides access to the rear yard. To the first floor are two bedrooms, including a good-sized double bedroom positioned to the front and a second bedroom overlooking the rear. Completing the accommodation is a three-piece bathroom comprising a panelled bath, pedestal wash hand basin and low-level WC. Externally, the property benefits from a paved area to the front and an enclosed, hard-surfaced yard to the rear, providing a practical outside space. With two reception rooms, two bedrooms and a convenient location, this property offers a good opportunity for purchasers seeking a traditional terraced home. Early viewing is recommended to appreciate the accommodation on offer.

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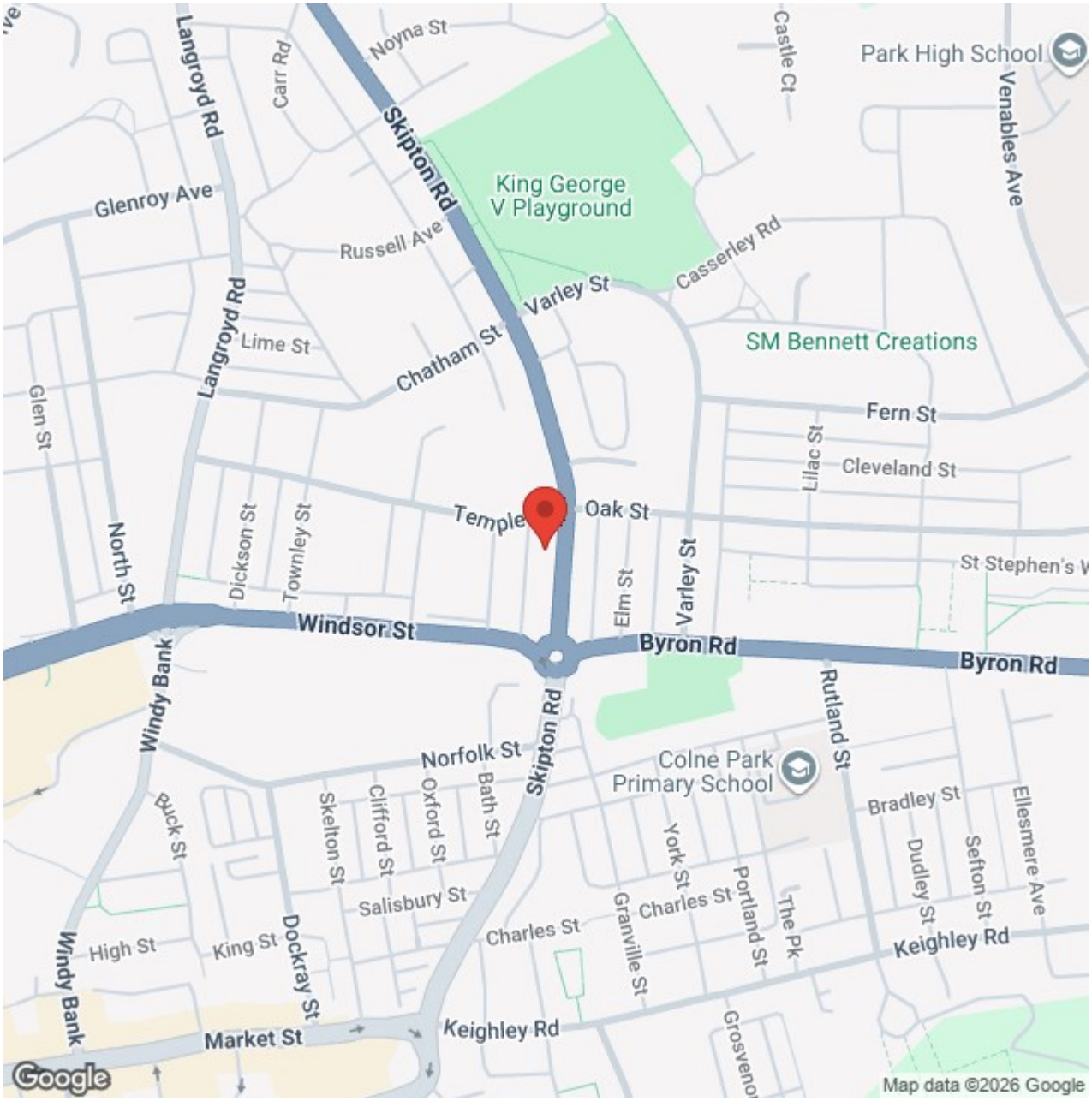
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Park High School
Castle Ct
Venables Ave
Langroyd Rd
Carr Rd
Skipton Rd
King George V Playground
Glenroy Ave
Russell Ave
Casserley Rd
Varley St
Chatham St
Lime St
SM Bennett Creations
Glen St
Fern St
Cleveland St
Oak St
Dickson St
Townley St
North St
Elm St
Varley St
St Stephen's
Windsor St
Byron Rd
Byron Rd
Windy Bank
Norfolk St
Colne Park Primary School
Rutland St
Bradley St
Ellesmere Ave
Sefton St
Dudley St
Portland St
The Pk
Granville St
York St
Charles St
Bath St
Oxford St
Clifford St
Skelton St
Salisbury St
Charles St
Keighley Rd
High St
King St
Dockray St
Windy Bank
Market St
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Skipton Rd
Foulridge
Higherford
Keighley Rd
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Lancashire

Hilton & Horsfall are pleased to present this traditional stone-fronted two bedroom mid-terrace property, situated on Skipton Road in the popular market town of Colne. Offered for sale with no onward chain, the property provides well-proportioned accommodation arranged over two floors and would make a suitable purchase for first time buyers, investors or those looking to downsize. The property is conveniently positioned for access to the shops, supermarkets, cafés and other amenities available in Colne town centre, with transport links connecting to the surrounding towns and villages. Internally, the ground floor accommodation briefly comprises a sitting room positioned to the front of the property, featuring a large window allowing natural light into the room and a wall-mounted gas fire. To the rear is a spacious and versatile living / dining room, providing ample space for both comfortable seating and a dining table with chairs, making it a practical additional reception room. An adjoining kitchen is fitted with white wall and base units, contrasting work surfaces, stainless steel sink and space for freestanding appliances. A uPVC door from the kitchen provides access to the rear yard. To the first floor are two bedrooms, including a good-sized double bedroom positioned to the front and a second bedroom overlooking the rear. Completing the accommodation is a three-piece bathroom comprising a panelled bath, pedestal wash hand basin and low-level WC. Externally, the property benefits from a paved area to the front and an enclosed, hard-surfaced yard to the rear, providing a practical outside space. With two reception rooms, two bedrooms and a convenient location, this property offers a good opportunity for purchasers seeking a traditional terraced home. Early viewing is recommended to appreciate the accommodation on offer.

GROUND FLOOR

SITTING ROOM 11'6" x 12'1" (3.53m x 3.70m)
A well-proportioned sitting room positioned to the front of the property, benefiting from a large window allowing natural light into the room. Featuring a fitted carpet, ceiling light point, wall-mounted gas fire and ample space for comfortable seating and accompanying furniture. A door provides access to the adjoining accommodation.

INNER HALL

LIVING / DINING ROOM 12'5" x 13'9" (3.81m x 4.21m)
A spacious and versatile living / dining room positioned to the rear of the property, offering ample space for both comfortable seating and a dining table with chairs. Featuring a window providing natural light, fitted carpet, decorative coving, a ceiling light point and wall-mounted lighting. The room also benefits from access to the adjoining accommodation.

KITCHEN 8'8" x 6'4" (2.65m x 1.94m)
A compact kitchen fitted with a range of white wall and base units, contrasting work surfaces and tiled splashbacks. Featuring a stainless steel sink with drainer, space for a freestanding cooker and plumbing for a washing machine. Additional features include wood-effect flooring, ceiling strip lighting and windows providing natural light. A uPVC door provides direct access to the enclosed rear yard.

FIRST FLOOR / LANDING

BEDROOM ONE 11'5" x 13'7" (3.50m x 4.16m)
A good-sized double bedroom positioned to the front of the property, benefiting from a window providing natural light. Offering ample space for a double bed, wardrobes and additional bedroom furniture. Further features include fitted carpet, ceiling light point, coving to the ceiling and a wall-mounted radiator.

BEDROOM TWO 12'5" x 7'1" (3.81m x 2.18m)
A second bedroom positioned to the rear of the property, currently accommodating bunk beds and additional bedroom furniture. Featuring a window providing natural light, fitted carpet and a ceiling light point. A versatile room suitable for use as a child's bedroom, guest room or home office.

BATHROOM 8'9" x 6'7" (2.67m x 2.03m)
A three-piece bathroom positioned to the rear of the property, comprising a panelled bath, pedestal wash hand basin and low-level WC. Featuring partially tiled walls with contrasting purple tiling, wood-effect flooring, a wall-mounted radiator and a frosted window providing natural light and privacy.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/skiptonroaddcolne

LOCATION
Situated on Skipton Road in the Lancashire market town of Colne, the property is conveniently positioned for access to a range of local amenities. Colne town centre offers an assortment of independent shops, supermarkets, cafés, restaurants and everyday facilities, together with its traditional market and Market Hall. The town also benefits from a railway station providing services towards Nelson, Burnley and Preston, while the nearby M65 motorway offers road connections across East Lancashire and towards the wider motorway network. The surrounding Pendle countryside, including the villages of Foulridge, Trawden and Wycoller, provides opportunities for walking and outdoor recreation.

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These particulars are intended as a general guide to the property and do not constitute, nor form part of, any offer or contract. They have been prepared from information supplied by the vendor and from observations made during the course of marketing. Unless stated otherwise, they may be issued in draft form pending approval by the vendor. Hilton & Horsfall has not tested any services, systems, appliances, equipment or installations referred to in these particulars and gives no warranty as to their condition, safety or working order. Measurements are approximate and may have been taken electronically; they should not be relied upon for the ordering or placement of furnishings, floor coverings or for any other purpose requiring precise dimensions. Floorplans are provided for layout and identification purposes only and should not be treated as being to scale unless expressly stated. These particulars should be read together with any material information supplied for the property. Prospective purchasers should satisfy themselves, by inspection, survey, legal enquiries and such other investigations as they consider appropriate, as to any matter material to their decision, including the property's condition, tenure, boundaries, rights, restrictions, services, planning or Building Regulations approvals and specification. Items shown in photographs, floorplans or described in the particulars should not be assumed to be included in the sale unless confirmed in writing. Nothing in these particulars is intended to exclude or limit any liability that cannot lawfully be excluded or limited.

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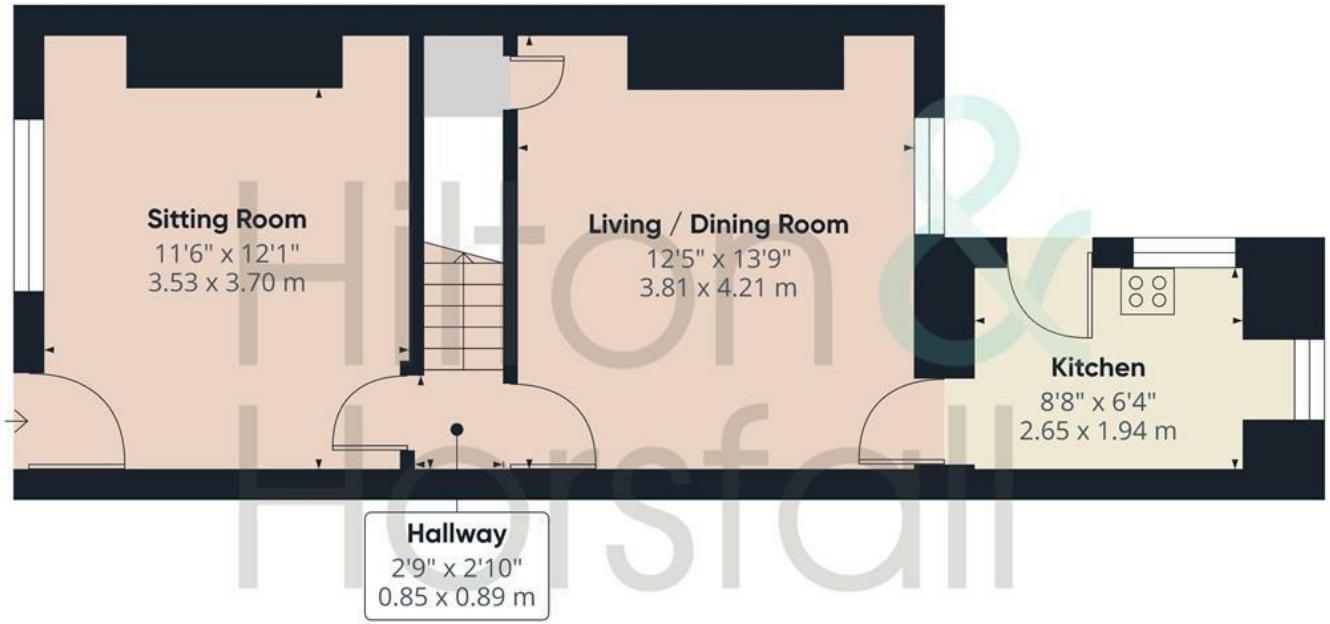

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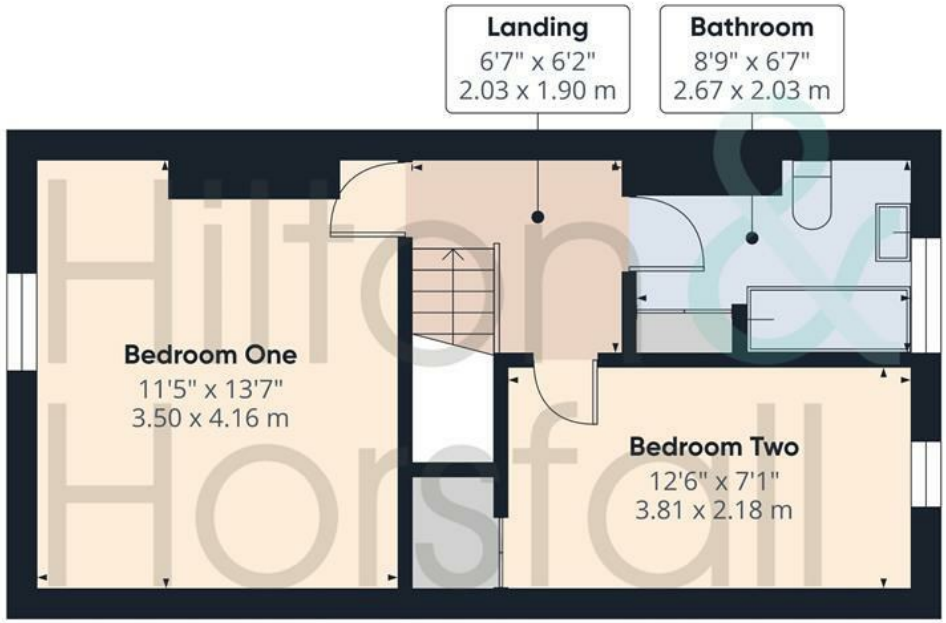
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OUTSIDE

To the front of the property is a paved area with access to the main entrance. To the rear is an enclosed, hard-surfaced yard providing a practical and relatively low-maintenance outside space, with room for outdoor seating and potted plants. The yard is accessed directly from the kitchen via a uPVC door.



Ground Floor





Floor 1

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Approximate total area(1)

756 ft²

70.3 m²

(1) Excluding balconies and terraces

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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