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Keighley Road, Colne

Offers In The Region Of £290,000

• Substantial four-bedroom mid-terraced residence • Accommodation arranged across four levels • Two generous reception rooms • Spacious dining kitchen with access to raised external area • Far-reaching countryside views to the rear • Two cellar/utility rooms and attached garage • Requires refurbishment and modernisation • Available with no onward chain

A substantial four-bedroom mid-terraced residence offering unusually generous accommodation arranged across four levels, positioned on Keighley Road in Colne and available with no onward chain. Requiring refurbishment and modernisation in places, the property presents an excellent opportunity for a purchaser looking to create a spacious and individual home while retaining the character and proportions of the existing accommodation. The principal living floor includes a welcoming entrance vestibule and long hallway, a generous front living room with bay window and traditional fireplace, a substantial second reception room and a spacious dining kitchen opening directly onto a raised external area enjoying impressive far-reaching countryside views. The bedroom floor provides three well-proportioned bedrooms, including two particularly generous doubles, together with a bathroom, separate WC and an attractive split-level landing. A further staircase rises to the attic level, where a substantial fourth bedroom is complemented by an adjoining attic room offering useful ancillary accommodation and storage. At the lower level are two cellar/utility rooms and an attached garage, providing valuable additional storage, workshop and practical space. Combining extensive accommodation, character features and excellent scope for improvement, this substantial home represents an exciting opportunity for buyers seeking a sizeable property with open views and significant potential.

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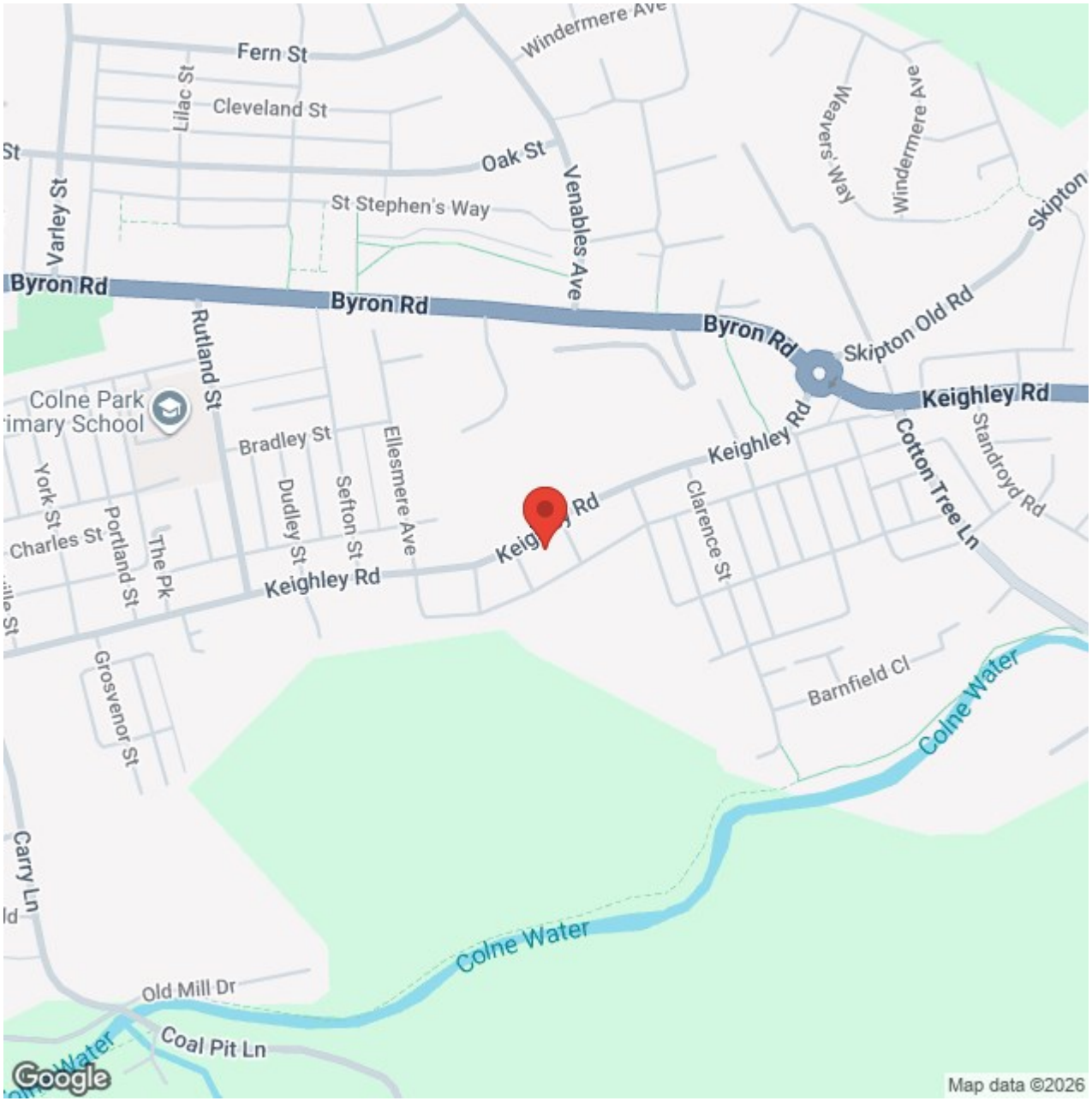
Fern St
Windermere Ave
Cleveland St
Lilac St
Oak St
Varley St
St Stephen's Way
Venables Ave
Weavers Way
Windermere Ave
Skipton
Byron Rd
Byron Rd
Byron Rd
Skipton Old Rd
Keighley Rd
Colne Park Primary School
Rutland St
Bradley St
Ellesmere Ave
Keighley Rd
Cotton Tree Ln
Standroyd Rd
York St
Charles St
Portland St
The Pk
Dudley St
Sefton St
Keighley Rd
Clarence St
Barnfield Cl
Grosvenor St
Colne Water
Carry Ln
Old Mill Dr
Coal Pit Ln
Colne Water
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Skipton Rd
Foulridge
Laneshawbridge
Colne
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Trawden
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GROUND FLOOR

ENTRANCE VESTIBULE
A useful entrance vestibule providing access into the main hallway and principal accommodation.

HALLWAY
A long and welcoming hallway providing access to the principal first-floor accommodation, with a staircase rising to the upper floors. Decorative glazed detailing to the entrance, an arched opening and traditional staircase features add character, while the generous proportions create an impressive sense of space on arrival.

LIVING ROOM 12'4" x 18'2" (3.76m x 5.56m)
A generous front-facing living room with a large bay window providing plenty of natural light. The room retains attractive period-style detailing including decorative coving and ceiling features, together with a traditional fireplace forming the principal focal point. Offering excellent proportions for a range of lounge furniture, this is a spacious reception room with clear scope for updating. Please note that the main ceiling light fitting is not included in the sale and will be retained by the vendor.

SITTING / DINING ROOM 11'3" x 17'10" (3.44m x 5.44m)
A spacious second reception room positioned to the rear of the property, offering flexible use as a sitting or dining room. The room features a traditional fireplace, decorative coving and a large rear-facing window which brings in plenty of natural light and takes advantage of the open outlook beyond.

DINING KITCHEN 9'0" x 17'2" (2.76m x 5.25m)
A spacious dining kitchen fitted with a range of contemporary wall and base units, complementary work surfaces and integrated cooking appliances. There is ample space for a dining table and chairs, while recessed ceiling lighting adds to the clean, modern feel. To the rear, a wide glazed opening leads directly onto the roof terrace and frames the far-reaching countryside views beyond.

ROOF TERRACE 11'5" x 19'6" (3.48m x 5.96m)
A generous raised external area positioned to the rear of the property and accessed directly from the dining kitchen. The space has metal balustrading and enjoys far-reaching elevated views across the surrounding countryside, creating an attractive outdoor seating area.

LOWER GROUND FLOOR

CELLAR / UTILITY 1 14'6" x 7'6" (4.43m x 2.30m)
A generous cellar-level room currently arranged as a practical utility and storage space, with room for laundry appliances and general household storage. A window provides natural light, while the useful proportions make this a versatile ancillary area. The room would benefit from refurbishment in keeping with the wider property.

CELLAR / UTILITY 2 10'6" x 17'3" (3.21m x 5.28m)
A substantial second cellar-level room offering useful additional utility, workshop and storage space. The room has practical fitted shelving and work areas, together with an external door providing direct access towards the rear. Its generous proportions make it a valuable ancillary area, although refurbishment would be required.

GARAGE 9'8" x 19'4" (2.95m x 5.91m)
A useful attached garage providing secure parking and additional storage space. The garage has a wide vehicle access door, side windows providing natural light and a straightforward rectangular layout, making it a practical addition to the property.

FIRST FLOOR / LANDING
A spacious split-level landing providing access to the bedrooms, bathroom and separate WC, with a further staircase rising to the attic accommodation. Traditional timber balustrading, decorative glazed detailing and arched openings add character, while the generous proportions and natural light create an impressive sense of space throughout the central stairwell.

BEDROOM ONE 17'7" x 15'4" (5.38m x 4.68m)
A particularly generous front-facing double bedroom with excellent proportions and ample space for a full range of freestanding furniture. Two large windows provide plenty of natural light, while decorative coving and the room's scale give it a strong sense of character. The accommodation would benefit from updating but offers excellent potential.

BEDROOM TWO 11'8" x 16'7" (3.56m x 5.07m)
A generous rear-facing double bedroom with excellent proportions and ample space for a full range of bedroom furniture. A large window provides plenty of natural light and takes advantage of the elevated outlook, while built-in storage adds useful practicality. The room would benefit from updating but offers excellent scope.

BEDROOM THREE 8'9" x 7'9" (2.68m x 2.38m)
A well-proportioned rear-facing bedroom with a window enjoying far-reaching countryside views and providing plenty of natural light. The room also benefits from fitted wardrobe storage, adding useful practicality, while offering scope for cosmetic updating.

BATHROOM 7'8" x 6'7" (2.35m x 2.01m)
A well-proportioned bathroom fitted with a panelled bath and pedestal wash hand basin. The room is finished with tiled walls and flooring, while a frosted window provides natural light and privacy. Useful fitted storage adds practicality, and the space would benefit from some updating.

WC 4'6" x 2'7" (1.39m x 0.81m)
A separate WC positioned off the landing, providing useful additional facilities for this floor.

SECOND FLOOR / LANDING
A compact landing at attic level providing access to Bedroom Four and the adjoining attic room. The space forms the uppermost part of the property's stairwell and provides a practical transition into the attic accommodation.

ATIIC ROOM 1 16'3" x 15'5" (4.97m x 4.70m)
A substantial fourth bedroom occupying the attic level, with exposed structural timbers and sloping ceiling lines adding character to the space. A large front-facing window provides natural light, while the generous proportions allow ample room for bedroom furniture. The room also incorporates a wash hand basin and would benefit from refurbishment.

ATTIC ROOM 2 10'4" x 16'10" (3.17m x 5.14m)
A substantial second attic room accessed directly from Bedroom Four, offering useful additional storage and ancillary space. The room has exposed structural timbers, sloping ceiling lines and a wash hand basin, with sections of reduced head height. The space is in need of refurbishment and, as we do not have confirmation of its formal status or regulatory compliance, it is described as ancillary attic accommodation rather than a bedroom.

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

LOCATION
Situated on Keighley Road in Colne, the property is conveniently positioned for access to the town centre and its range of shops, supermarkets, cafés, leisure facilities and everyday amenities. Colne railway station provides rail connections, while regular bus services operate along Keighley Road towards surrounding towns and villages. The location is also well placed for road access towards Nelson, Burnley, Barnoldswick, Skipton and the wider Pendle and Yorkshire areas. Despite its convenient position, the rear of the property enjoys an attractive elevated outlook across surrounding countryside, giving the home an appealing balance between town convenience and open views.

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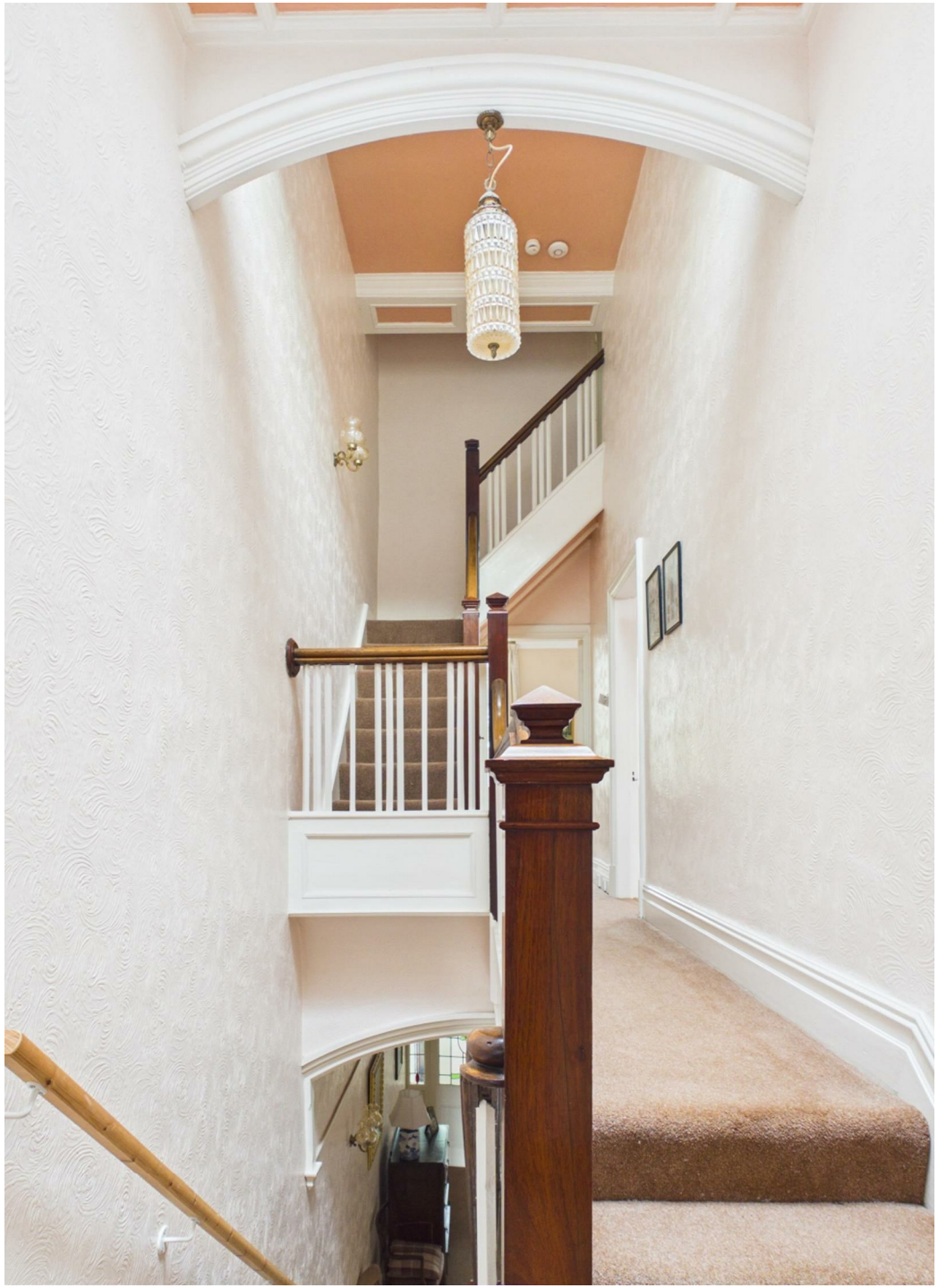

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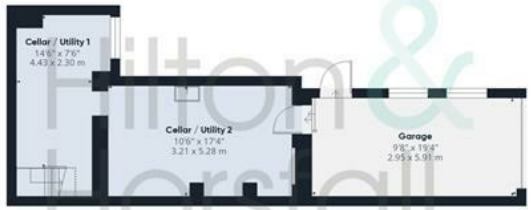
OUTSIDE

To the front, the property forms part of an impressive traditional terrace with a substantial period-style façade and a small planted frontage. To the rear, the dining kitchen opens directly onto a generous raised external area with metal balustrading, creating an attractive outdoor seating space and taking full advantage of the superb far-reaching countryside views. At the lower level, the property also benefits from an attached garage providing secure parking and additional storage.



Ground Floor

Floor 1

Floor 2

Floor 3

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Approximate total area(1)

2413 ft²

224.1 m²

Balconies and terraces

222 ft²

20.6 m²

Reduced headroom

132 ft²

12.3 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.

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