Hilton & Horsfall


HARTLEY ST
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Horsfall

BB8 9DF

Hartley Street, Colne

Offers In The Region Of £125,000

• Three-Bedroom Stone-Built End-Terraced Property • Requires Comprehensive Refurbishment Throughout • Two Spacious and Versatile Reception Rooms • Substantial Attic Room Offering Additional Space • Large Cellar with Separate WC • Enclosed Rear Yard with Potential for Small Car Parking, Subject to Permissions • Convenient Position for Colne Town Centre and Amenities • Vacant Property Offered with No Onward Chain

An excellent opportunity to acquire a substantial three-bedroom stone-built end-terraced property, occupying a prominent corner position on Hartley Street in Colne. Offered to the market with no onward chain and currently vacant, this spacious home requires comprehensive refurbishment throughout, making it particularly appealing to investors, property developers and purchasers seeking a renovation project with considerable potential. Arranged over four levels, the accommodation offers generous proportions and a versatile layout, with two reception rooms providing excellent scope for modernisation and reconfiguration to suit individual requirements. The ground floor comprises an entrance hallway, a spacious front living room featuring decorative ceiling coving, a ceiling rose, exposed timber floorboards and a characterful fireplace, together with a separate sitting / dining room and kitchen providing access to the rear yard. To the first floor are three bedrooms and a generously proportioned family bathroom, all requiring refurbishment, whilst a further staircase leads to a substantial attic room offering valuable additional space and flexibility for ancillary use, subject to any necessary consents. The property also benefits from a sizeable cellar with a separate WC, providing useful additional storage and further scope for improvement. Externally, the property occupies an attractive corner position with traditional stone elevations and windows to the front and side. To the rear is an enclosed paved yard with potential to accommodate parking for a small car, subject to suitable access and any necessary permissions. Conveniently positioned for Colne town centre, local shops, supermarkets and transport connections, this is a property offering substantial accommodation and considerable scope for transformation. With its traditional character, versatile four-level layout, vacant possession and no onward chain.

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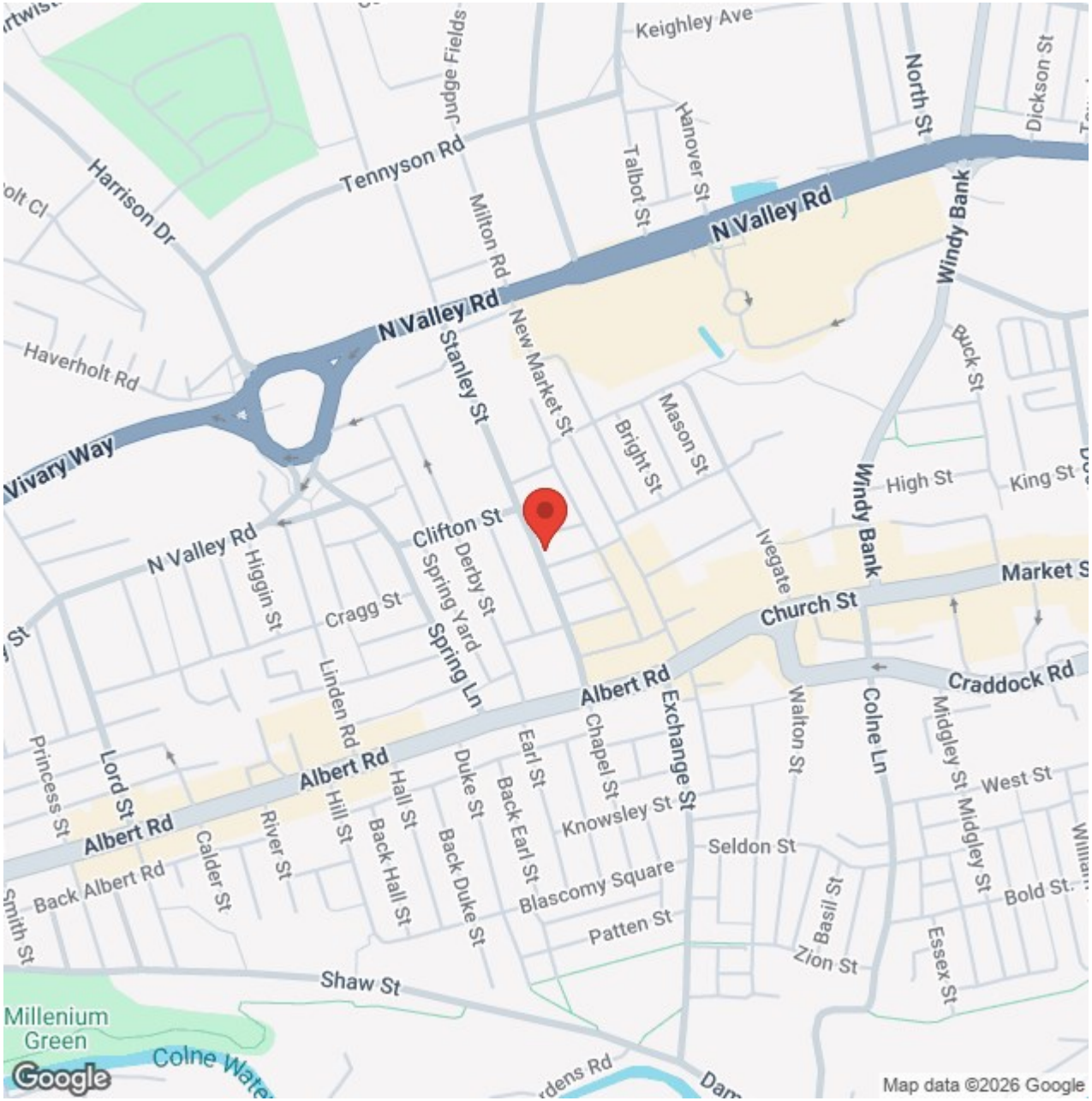
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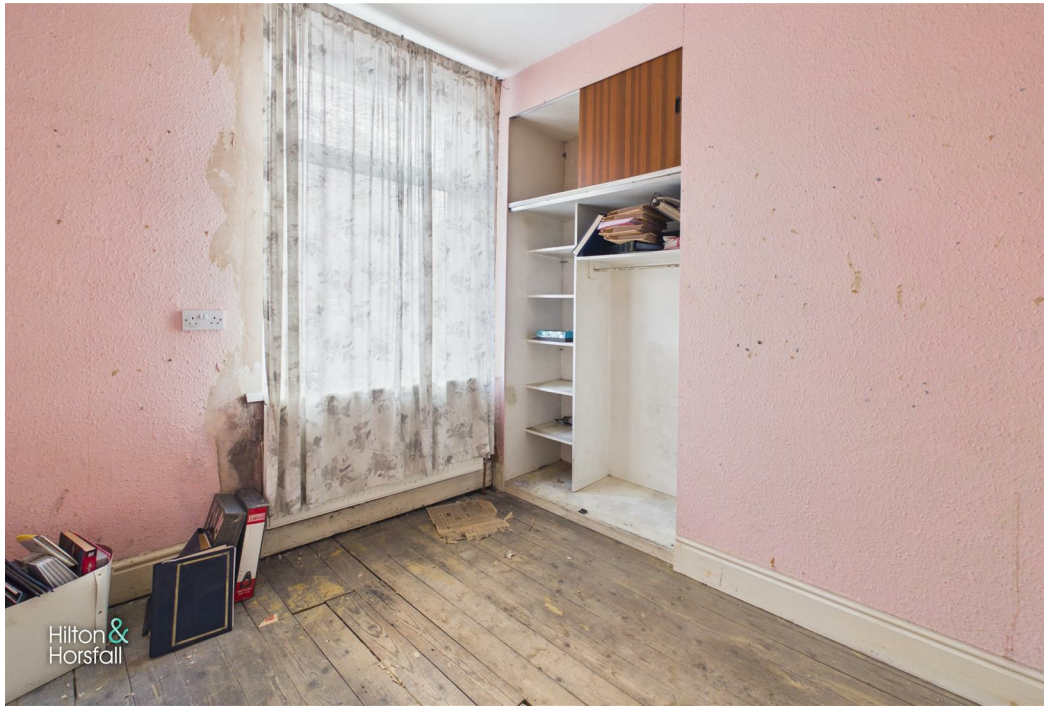

Keighley Ave
Judge Fields
Tennyson Rd
Harrison Dr
Milton Rd
Talbot St
Hanover St
North St
Dickson St
N Valley Rd
N Valley Rd
Windy Bank
Haverholt Rd
Stanley St
New Market St
Bright St
Mason St
Ruck St
Vivary Way
High St
King St
N Valley Rd
Clifton St
Higgin St
Cragg St
Derby St
Spring Yard
Spring Ln
Ivegate
Windy Bank
Market S
Church St
Craddock Rd
Albert Rd
Albert Rd
Albert Rd
Linden Rd
Princess St
Lord St
Hill St
Hall St
Duke St
Earl St
Chapel St
Exchange St
Walton St
Colne Ln
Midgley St
West St
Knowsley St
Back Albert Rd
Calder St
River St
Back Hall St
Back Duke St
Back Earl St
Blascomy Square
Seldon St
Bold St.
Patten St
Basil St
Zion St
Essex St
Shaw St
Millenium Green
Colne Water
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Gisburn Rd
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Lancashire

An excellent opportunity to acquire a substantial three-bedroom stone-built end-terraced property, occupying a prominent corner position on Hartley Street in Colne. Offered to the market with no onward chain and currently vacant, this spacious home requires comprehensive refurbishment throughout, making it particularly appealing to investors, property developers and purchasers seeking a renovation project with considerable potential. Arranged over four levels, the accommodation offers generous proportions and a versatile layout, with two reception rooms providing excellent scope for modernisation and reconfiguration to suit individual requirements. The ground floor comprises an entrance hallway, a spacious front living room featuring decorative ceiling coving, a ceiling rose, exposed timber floorboards and a characterful fireplace, together with a separate sitting / dining room and kitchen providing access to the rear yard. To the first floor are three bedrooms and a generously proportioned family bathroom, all requiring refurbishment, whilst a further staircase leads to a substantial attic room offering valuable additional space and flexibility for ancillary use, subject to any necessary consents. The property also benefits from a sizeable cellar with a separate WC, providing useful additional storage and further scope for improvement. Externally, the property occupies an attractive corner position with traditional stone elevations and windows to the front and side. To the rear is an enclosed paved yard with potential to accommodate parking for a small car, subject to suitable access and any necessary permissions. Conveniently positioned for Colne town centre, local shops, supermarkets and transport connections, this is a property offering substantial accommodation and considerable scope for transformation. With its traditional character, versatile four-level layout, vacant possession and no onward chain.

ENTRANCE

HALLWAY
An entrance hallway providing access to the ground floor accommodation, including the living room and sitting / dining room, with a staircase leading to the first floor. The hallway forms the main entrance to the property and, like the remainder of the accommodation, offers scope for refurbishment and improvement.

LIVING ROOM 13'1" x 13'0" (4.00m x 3.98m)
A generously proportioned reception room positioned to the front of the property, featuring windows allowing natural light into the space. The room retains attractive character details including ornate decorative ceiling coving, a central ceiling rose, exposed timber floorboards and a stone-faced fireplace incorporating a gas fire. Double doors provide access through to the adjoining sitting / dining room, offering flexibility within the ground floor accommodation. Requiring comprehensive refurbishment, the room presents an excellent opportunity to restore its character features and create a welcoming principal living space.

SITTING / DINING ROOM 14'9" x 14'10" (4.51m x 4.53m)
A spacious and versatile second reception room featuring exposed timber floorboards, ceiling coving and two windows allowing plenty of natural light into the space. Double doors connect directly to the adjoining living room, whilst a further doorway leads through to the kitchen, providing a practical arrangement for everyday living. The room features a decorative papered wall, painted skirting boards and generous floor space suitable for a dining table or additional lounge furniture. Requiring extensive refurbishment, including attention to areas of damaged plasterwork and visible staining, this room offers excellent potential to create an attractive dining room or additional family living space.

KITCHEN 11'0" x 8'0" (3.37m x 2.46m)
Positioned to the rear of the property, the kitchen is fitted with a range of white wall and base units, contrasting work surfaces and white tiled splashbacks. There is a stainless steel sink with drainer, fitted gas hob and built-in oven, together with a window providing natural light and an external glazed door leading out to the rear yard. The room also features dark tiled-effect flooring and overhead strip lighting. Requiring comprehensive refurbishment, including attention to visibly deteriorated finishes and areas of staining, the kitchen provides an opportunity for purchasers to install a new layout and specification to suit their individual requirements.

FIRST FLOOR / LANDING
A first floor landing providing access to the bedrooms and family bathroom, with a further staircase leading to the attic room. Featuring exposed timber floorboards, textured wall coverings and painted skirting boards, the landing also benefits from natural light filtering through the adjoining accommodation. Requiring refurbishment and redecoration, the space provides a practical connection between the property's upper floor rooms.

BEDROOM ONE 14'4" x 10'6" (4.39m x 3.22m)
A generously proportioned double bedroom positioned to the rear of the property, featuring a window providing natural light and ample floor space for bedroom furniture. The room has exposed timber floorboards and built-in cupboards, one of which houses a wall-mounted boiler. The bedroom requires comprehensive refurbishment, with significant deterioration to areas of the ceiling and wall finishes, including peeling and damaged plasterwork. Despite its present condition, the room offers excellent potential to create a spacious and comfortable principal bedroom as part of a wider renovation of the property.

BEDROOM TWO 13'10" x 7'2" (4.24m x 2.19m)
A well-proportioned second bedroom featuring a window providing natural light, exposed timber floorboards and a useful built-in wardrobe area incorporating shelving and hanging space. The room is finished with pink textured wall coverings and painted skirting boards, with areas of damaged plasterwork and visible staining requiring attention. Offering space for bedroom furniture and practical fitted storage, this room provides an opportunity for refurbishment and redecoration to create a comfortable additional bedroom.

BEDROOM THREE 10'11" x 7'8" (3.34m x 2.35m)
A third bedroom offering flexibility for use as a single bedroom, nursery or home office. The room benefits from a window providing natural light, exposed timber floorboards and a fitted storage area incorporating shelving and hanging space. Finished with pink textured walls, the accommodation shows areas of deteriorated decoration and damaged wall finishes. Requiring refurbishment throughout, this room offers an opportunity to create a practical additional bedroom or study to suit a purchaser's requirements.

BATHROOM 10'7" x 8'0" (3.23m x 2.46m)
A generously proportioned family bathroom currently fitted with a shower enclosure incorporating an electric shower, pedestal wash hand basin and WC with a high-mounted cistern. The room features a frosted window providing natural light and privacy, together with a combination of white and grey wall tiling and blue floor covering. There is ample floor space within the room, offering flexibility for a redesigned bathroom layout. Requiring comprehensive refurbishment, with visible deterioration to areas of the wall finishes and flooring, the bathroom provides an opportunity to create a modern family bathroom tailored to a purchaser's preferences.

ATTIC ROOM 15'5" x 17'0" (4.72m x 5.20m)
A substantial attic room accessed via a staircase from the first floor, offering generous additional space beneath the sloping roofline. The room features a window providing natural light, exposed timber floorboards and a range of built-in storage cupboards positioned beneath the eaves. There is considerable deterioration to the wall and ceiling finishes, with areas of exposed plasterwork and damaged coverings requiring attention. In need of comprehensive refurbishment, this versatile space offers excellent potential for storage, hobbies or other ancillary uses, subject to any necessary consents and building regulations approval.

CELLAR ROOM 19'1" x 16'11" (5.83m x 5.17m)
A substantial cellar room offering generous additional space beneath the main living accommodation. Accessed via an internal staircase, the cellar provides a large area suitable for general storage, with access to a separate cellar WC. Forming part of the property's extensive refurbishment requirements, this lower-ground-floor space offers useful potential for improvement, subject to its condition and any necessary approvals.

CELLAR WC 11'2" x 8'2" (3.42m x 2.49m)
A separate WC situated on the cellar level, accessed directly from the main cellar room. The floorplan indicates a WC and wash hand basin, together with a window providing natural light. Forming part of the property's wider refurbishment requirements, this additional facility offers useful convenience and scope for improvement alongside the adjoining cellar accommodation.

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

LOCATION
Situated on Hartley Street in the established Lancashire market town of Colne, the property enjoys a convenient position for a wide range of local amenities and transport connections. Colne town centre offers an excellent selection of independent shops, cafés, restaurants, traditional pubs and everyday services, together with the recently redeveloped Colne Market Hall. North Valley Retail Park and several major supermarkets are also situated nearby, providing convenient access to everyday shopping facilities. Colne railway station offers rail connections towards Nelson, Burnley and the wider East Lancashire area, whilst local bus services provide links to surrounding towns and villages. The nearby A56 and M65 motorway network offer onward road connections towards Burnley, Blackburn and Preston, with routes also available towards Barnoldswick and Skipton. The surrounding Pendle countryside provides opportunities for walking and outdoor recreation, making Colne a practical location for those seeking access to both town centre amenities and the wider Lancashire and Yorkshire countryside.

Property Particulars & Verification
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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OUTSIDE

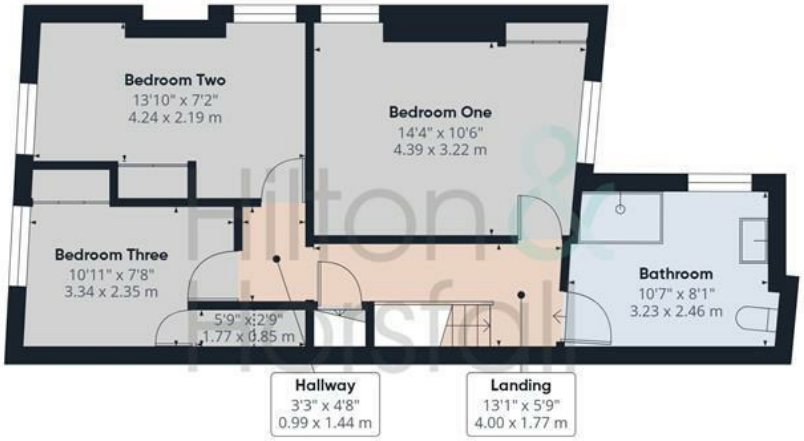
Occupying a prominent corner position on Hartley Street, the property features traditional stone-built elevations with windows positioned to the front and side, together with a raised entrance approached via external steps. To the rear is an enclosed, predominantly paved yard with stone boundary walls, metal railings and steps providing access to the rear entrance. A further doorway is positioned at the lower level of the property. The yard offers useful outdoor space and presents potential for off-road parking for a small car, subject to the suitability of vehicular access, available space and any necessary permissions. As with the accommodation internally, the external areas offer scope for improvement as part of a comprehensive refurbishment programme.



Ground Floor



Floor 1





Floor 2



Floor 3

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Approximate total area(1)

1894 ft²

175.9 m²

Reduced headroom

32 ft²

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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