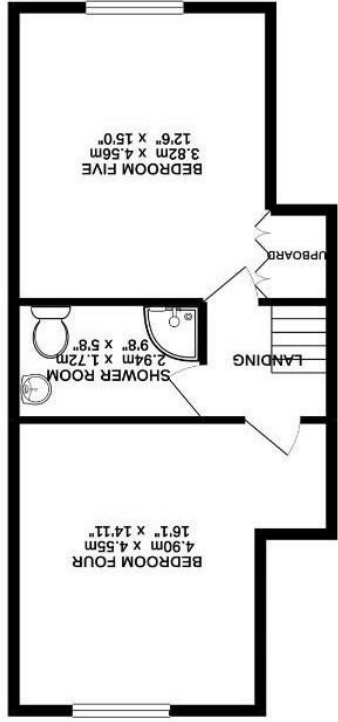




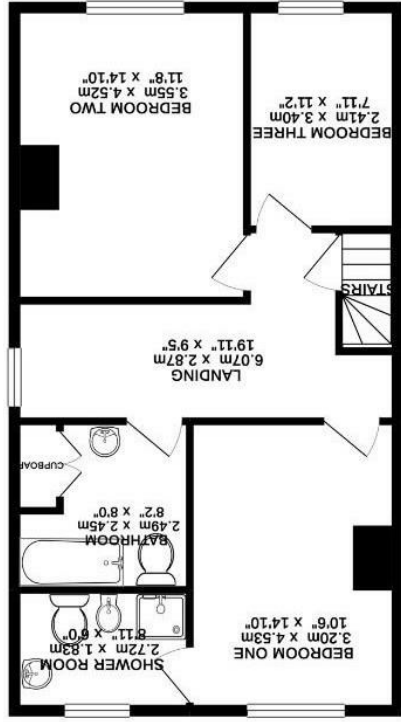
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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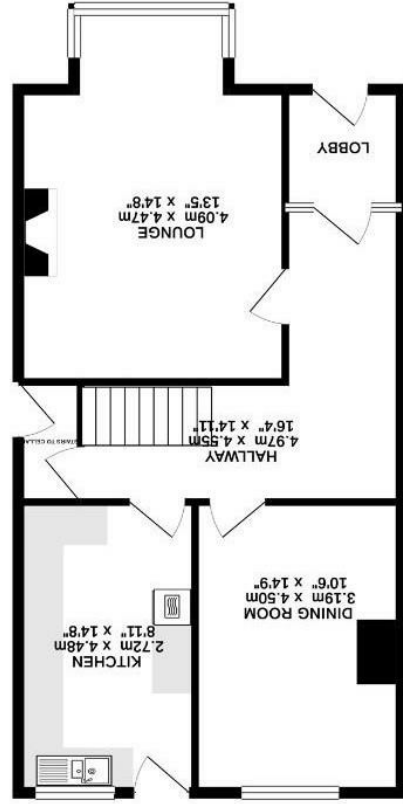
TOTAL FLOOR AREA: 215.1 sq. m. (2315 sq. ft.) approx.



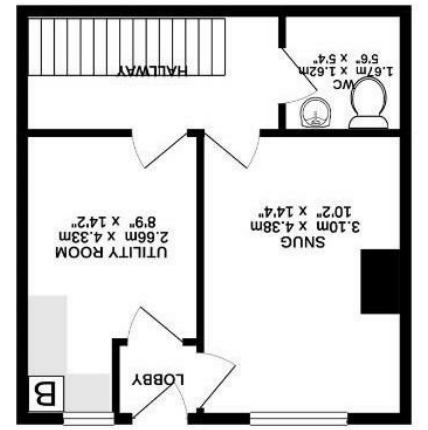
2ND FLOOR 47.2 sq. m. (508 sq. ft.)



1ST FLOOR 64.0 sq. m. (688 sq. ft.)



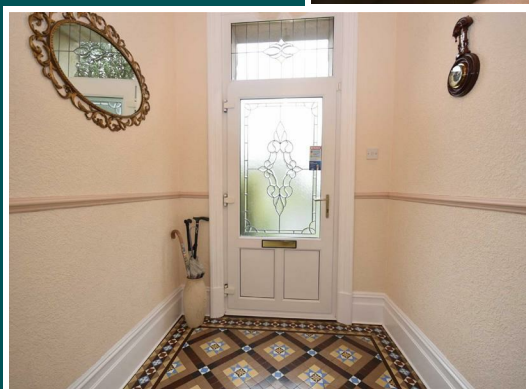
GROUND FLOOR 66.9 sq. m. (720 sq. ft.)



BASEMENT LEVEL 37.1 sq. m. (399 sq. ft.)



Price £297,500

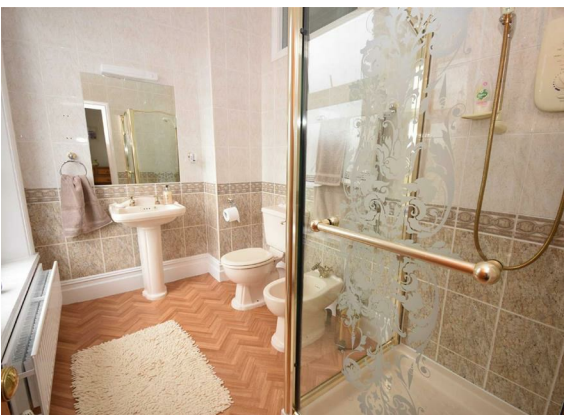


123 Keighley Road

Colne
BB8 0QG



Council Tax Band: C



Located in a sought after area of Colne this substantial five bedroom bay fronted gable end terrace offers extensive family sized living accommodation arranged over four floors and presents an ideal purchase for growing families. The property still retains a wealth of original features to include ceiling roses, high skirting boards and picture rails. There is an eye catching original tiled floor as you enter the property.

LOCATION

Proceed away from our Colne office up Albert Road into Church Street and then into Market Street, proceed through the main set of traffic lights into Keighley Road. Proceed for a short distance and the subject property is located on the left hand side before reaching Colne Cricket Club and can be identified by our For Sale board.

DESCRIPTION

Located in a sought after area of Colne this substantial bay fronted gable end terrace offers extensive family sized living accommodation arranged over four floors and presents an ideal purchase for growing families. The property still retains a wealth of original features to include ceiling roses, high skirting boards and picture rails. There is an eye catching original tiled floor as you enter the property.

The substantial accommodation is arranged over four floors and briefly comprises on the ground floor an entrance lobby accessed by a UPVC double glazed door and leading into a spacious and airy entrance hallway which has stairs providing access to the first floor. There is a spacious lounge with bay fronted window and feature marble fireplace. The dining room could be doubled up as a second reception room. Separate modern fitted kitchen housing an extensive range of matching wall and base units with complementary work surfaces, splashbacks, integrated oven and grill, induction hob with extractor hood over, 1½ bowl sink unit and UPVC double glazed door leading to the rear private yard.

To the lower ground floor is an extensive basement area where there is a utility room, study/bedroom six and two piece cloakroom with wc and wash basin. Door leading out to the private rear yard area. This area could quite easily be converted into a self-contained annexe subject to obtaining the necessary building and planning consents.

To the first floor is a landing, two excellent sized double bedrooms with the front bedroom offering extensive views towards Boulsworth and the surrounding countryside and the second double bedroom has a four piece en-suite shower room comprising shower cubicle, wc, wash basin and bidet. There is a spacious family bathroom comprising bath with shower over, wc, wash basin and large useful heated storage cupboard. Completing the first floor accommodation is a third double bedroom. There are stairs ascending to the second floor.

To the second floor is a landing, two further excellent sized double bedrooms with the bedroom to the front boasting views towards Boulsworth and the surrounding countryside and towards Noyna. Completing the second floor accommodation is a modern three piece shower room comprising wc, wash basin and shower pod.

Externally to the front of the property is an extensive garden with various bedding plants and shrubbery. To the rear is a useful well proportioned car port located within the private yard area with double gates.

The property benefits from the modern day comforts of light oak UPVC double glazing and gas fired central heating and an internal viewing appointment is highly recommended.

View more about this property online....

www.pettyreal.co.uk

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