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Sale



12 New Hague Cottages
Colne Road
Kelbrook BB18 6XY

£195,000



Dating back to the 1800's this stone built cottage is nestled in the beautiful Pendle countryside of Kelbrook, between Colne and Earby and within 20 minutes drive from the historic market town of Skipton gateway to the Yorkshire dales. Whilst maintaining many of its original features, the property has been tastefully renovated over the years making this an ideal for somebody looking to downsize or perhaps someone just wanting to get away from it out all.

Key Features:

- COUNTRYSIDE LOCATION
- SUPERB LARGE FITTED KITCHEN
- DECKING AREA
- LOVELY LAWNED GARDEN
- BEAUTIFUL DECORATION
- ORIGINAL FEATURES
- LARGE LOUNGE /DINNER
- FANTASTIC VIEWS
- DETACHED TIMBER GARAGE
- WOODEN BEAMS

Tenure: Freehold

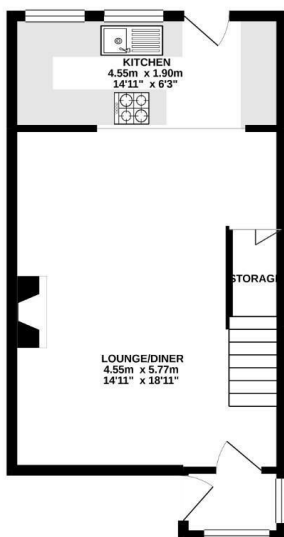
EPC Rating: C

Council Tax Band: B

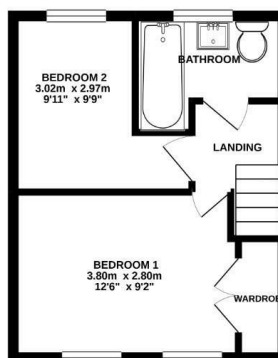


2 BEDROOM Cottage

GROUND FLOOR
36.8 sq. m. (396 sq. ft.) approx.



1ST FLOOR
26.3 sq. m. (283 sq. ft.) approx.



TOTAL FLOOR AREA: 63.1 sq. m. (679 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, 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 operation or efficiency can be given. Made with Metreplan 12/20

Main Description:

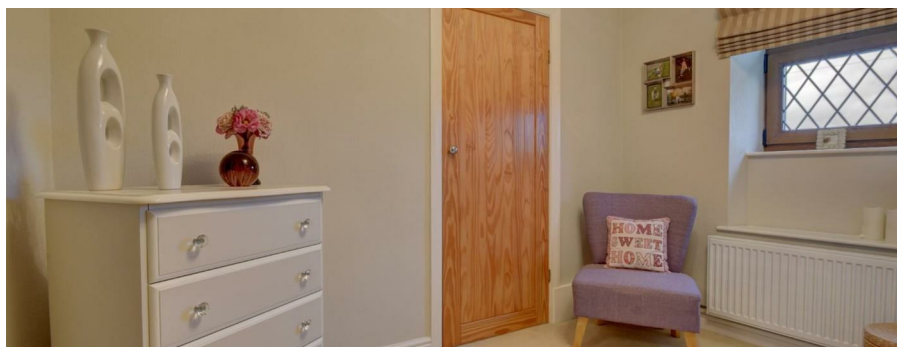
The property comprises of entrance porch accessed by light oak finished UPVC double glazed door.

There is an open plan lounge dinner with living flame gas fire and surround, fully fitted kitchen with integrated appliances including oven, gas hob with extractor over, fridge, freezer, stainless sink unit, plumbing for automatic washing machine and UPVC double glazed door leading to rear yard.

To the first floor is a landing, with two bedrooms and modern three piece bathroom including bath with shower over, vanity sink unit and low level wc.

Externally to the rear a raised timber decking area perfect for alfresco dining over looking the surrounding countryside. There is an additional lawned garden leading to a full sized detached timber garage which has room for a motor vehicle and there is more parking in the front. Across the road from the property also included in the sale is further detached timber garage.

Early viewing is essential please contact our Barnoldswick office to arrange an appointment or for further information.



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