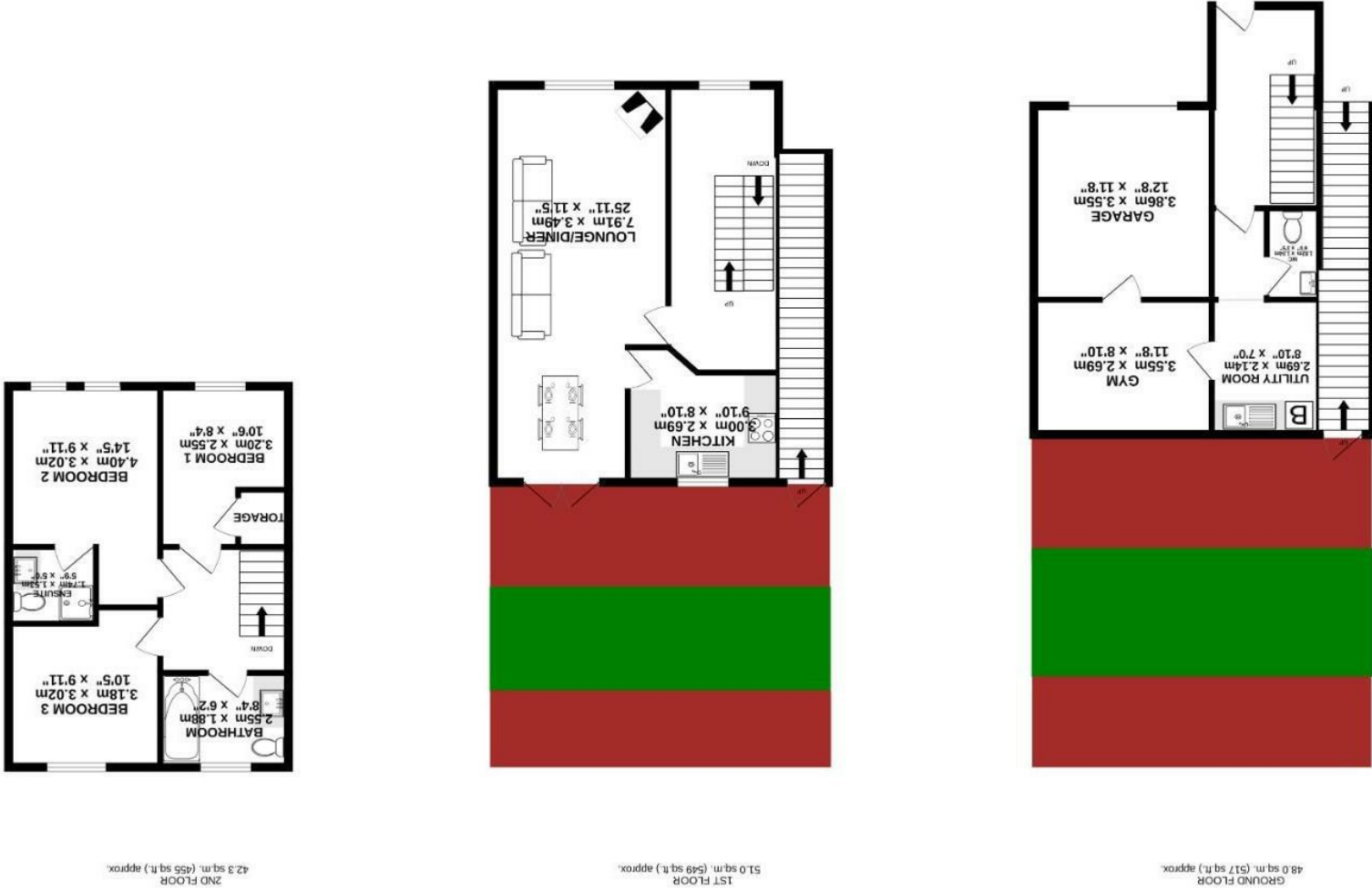




IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings likely to affect your decision to buy, please contact us before viewing the property.

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: 1413 sq.m. (1521 sq ft.) approx.



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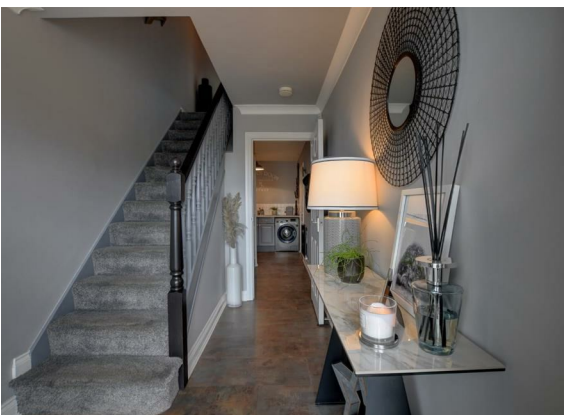


42 Alma Road

**Colne
BB8 7JJ**



Council Tax Band: D



Stunning three storey townhouse located in a sought after area with stunning views to the front and rear. Ideal for a growing family.

Description

Stunning townhouse on this sought after development. You won't want to miss this fabulous opportunity to acquire this truly amazing home. This would make a fantastic home for a growing family and has stunning views to the front and rear.

The property is meticulously presented throughout and upon entering you are presented with a large reception hallway accessed via the composite door and an open balustrade staircase leading to the first floor, two piece cloakroom with WC & wash basin, a useful utility room with base units and plumbing for automatic washing machine & tumble dryer, full equipped home gym and access to the garage.

To the first floor is a spacious landing and you will find a large well proportioned reception room with Contura wood burning stove and French patio doors providing access to the rear garden. Fully fitted kitchen houses an excellent range of fitted wall base & drawer units with contrasting work surfaces and splash backs. Appliances include oven with gas hob with extractor over, fridge & freezer.

On the second floor / landing to front is the master double bedroom with a stunning contemporary three piece en-suite shower room. The en-suite comprises, a shower enclosure with Hans Groher mixer shower, floating vanity sink unit & wc which is fully tiled throughout providing a luxurious yet practical finish. There are two further good sized bedrooms with both rooms having the benefit of a fitted wardrobes. Stunning family bathroom which comprises bath with mixer shower over and screen, low level wc and floating vanity sink unit.

Externally to the front is a double driveway leading to the garage which has a remote operated electric roller door. To the rear is a beautifully landscaped garden with two timber decked areas, lawn and water feature. There is also outdoor lighting, electricity and water.

The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating. A new boiler was installed in 2021 and comes with a HIVE smart thermostat.

Location

The property is located with 5 minutes drive of Colne town centre and with 20 minutes drive to the historic market town of Skipton. Located near by is Christ Church & Laneshawbridge primary schools. Within walking distance is Ball Grove park and nature reserve, as well open countryside all being on your doorstep.

Directions

The property is best approached by driving along Keighley Road in the direction of Laneshawbridge passing The Mansion on the left bear left into Alma Road and the subject property is located to the right hand side and can be identified by our 'For Sale' board.

View more about this property online....

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