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Cemetery Lodge Keighley Road  
Colne  
BB8 0PH



For Sale

Price £200,000

- Detached Grade II Listed Building
- Three Bedrooms
- Three Reception Rooms
- Spacious Kitchen
- Family Bathroom

- Close To Amenities
- Near To Transport Links
- Stunning Views
- Very Spacious
- Refurbishment required subject to Listed Buildings consent



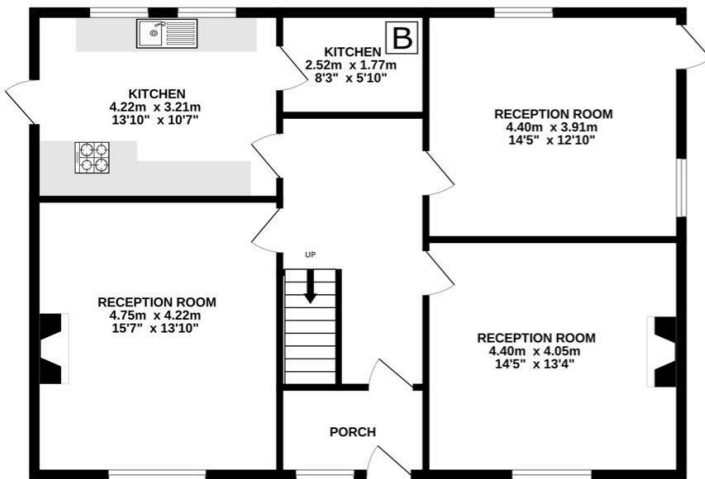
The property is split over two floors. The ground floor includes three spacious reception rooms and a modern kitchen with a storage cupboard. All of the reception rooms have double-glazed windows which allows the rooms to be light and airy throughout. Two of the reception rooms both have focal points of a gas fireplace with a wooden surround. The modern kitchen houses matching wall, base, and drawer units with contrasting work surfaces, a stainless steel sink, an integrated oven with gas hob and extractor fan.

The Second floor includes three double bedrooms and a family bathroom. All of the bedrooms offer plenty of storage space. The modern bathroom comprises a three-piece white suite with a full-standing wash basin, a panel bath with an overhead shower, and low-level W.C.

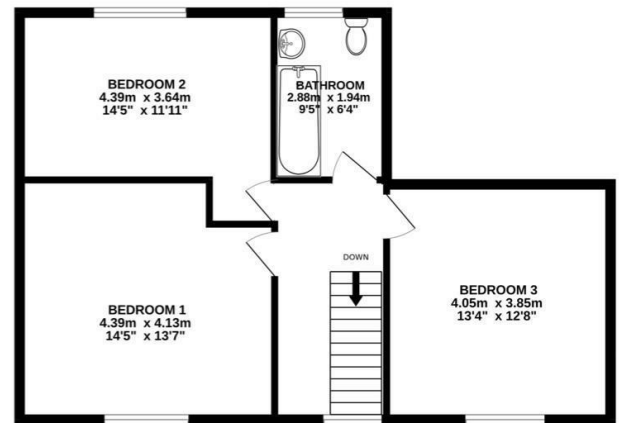
The southern and Eastern boundaries are unenclosed, and the purchaser will be required to enclose the boundaries with walls or fences and for the specification to be approved by the vendor, subject to planning permission if this is required, with the work to be completed within 3 months of completion of sale.

The property is Grade II listed and any alterations carried out will be subject to Listed Building consents.

GROUND FLOOR  
87.5 sq.m. (942 sq.ft.) approx.



1ST FLOOR  
59.9 sq.m. (645 sq.ft.) approx.



TOTAL FLOOR AREA : 147.4 sq.m. (1586 sq.ft.) approx.

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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