







## PROPERTY DESCRIPTION

A truly stunning and extremely impressive garden fronted mid terraced house, which has been extensively upgraded, re-furbished and beautifully finished to a very high standard by the present owners. Providing generously proportioned living space, this gorgeous home offers a whole host of notable and desirable attributes, and an internal viewing is absolutely essential to appreciate the many appealing features this exceptional family abode has to offer. Located in a highly sought after residential area, convenient for access to the town centre shops, cafes and other amenities, as well as within easy reach of Primary Schools and Park High School.

## FEATURES

- Stunning Garden Fronted Terraced Hse
- Impressive & Very Spacious Family Home
- Extensively Upgraded to Very High Standard
- Tastefully & Beautifully Presented
- Hall & Fabulous Lounge with Gas Fire
- Living/Dining Room with F'place & Stove
- Superb Kitchen inc. Appl'ces & Large Cellar
- 4 Double Bedrooms - 1 En-Suite
- Superb 4 Pc Bathrm with Large Shower
- Sizeable Yard - Artificial Grass & Bar
- PVC Double Glazing & Gas Central Heating
- Internal Viewing Essential to Appreciate





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

PVC double glazed, frosted glass entrance door, with a matching window light above. Stairs to the first floor, radiator and ornate ceiling coving.

#### Lounge

13' 10" x 13' 3" into alcoves (4.22m x 4.04m into alcoves)

Tastefully decorated, this spacious lounge features a stylish, wall mounted log effect living flame gas fire, recessed into the chimney breast, a large pvc double glazed window, radiator, coved ceiling and wall light points.

#### Living/Dining Room

15' 4" x 13' 2" plus alcoves (4.67m x 4.01m plus alcoves)

Laid with beautiful oak flooring, this delightful, generously proportioned second reception room features a fireplace, recessed into the chimney breast, fitted with a log burning stove, set on a tiled hearth. PVC double glazed window, radiator and door giving access to the stairs leading down to the basement room.

#### Kitchen

11' 1" x 9' 1" (3.38m x 2.77m)

The extremely stylish and impressive kitchen is fitted with gloss fronted shaker style units, Quartz worktops, with matching upstands, and a single drainer sink, with a mixer tap. It is also well equipped with built-in appliances, namely an electric double oven/grill, a microwave oven, an electric induction hob, with an extractor canopy over and Quartz splashback, and an integral dishwasher and larder fridge. A particularly alluring attribute of this superb abode, the superb kitchen is laid with Karndean flooring and has a pvc double glazed window, downlights recessed into the ceiling, plinth lighting, concealed lighting under the wall units and a pvc double glazed, frosted glass external door.

#### Cellar

13' 4" x 13' 1" (4.06m x 3.99m) plus 13' 5" x 4' 0" (4.09m x 1.22m)

There is display shelving at the top of the stairs down to the cellar and wall mounted coat hooks at the bottom, where a pvc double glazed door opens into the two rooms in the cellar. The first room is a good size, has a stone flagged floor and electric power and light, with both rooms providing an abundance of very useful storage space.

### First Floor

#### Landing

Spindled balustrade and stairs leading to the second floor.

#### Bedroom One

14' 10" to wardrobe fronts x 13' 11" plus recess, reducing to 9' 8 (4.52m to wardrobe fronts x 4.24m plus recess, reducing to 2.95m)

This large double bedroom enjoys lovely views from the two pvc double glazed windows and has built-in wardrobes, extending the length of one wall, incorporating hanging space, shelves and drawers, two radiators and wood effect laminate flooring.

#### En-Suite Shower Room

9' 5" x 3' 10" plus recess (2.87m x 1.17m plus recess)

Stylishly furnished, fully tiled and fitted with a three piece white suite, comprising a shower cubicle, a w.c. and a pedestal wash hand basin, with a vanity mirror above. It also has a chrome finish radiator/heated towel rail, downlights recessed into the ceiling, tiled floor and extractor fan.

#### Bedroom Two

15' 5" x 11' 7" into alcoves (4.70m x 3.53m into alcoves)

This spacious second double room has an original painted cast iron fireplace, a pvc double glazed window and a radiator.

#### Bathroom

11' 4" plus recess x 9' 0" (3.45m plus recess x 2.74m)

Much larger than the average, the stunning, fully tiled bathroom has been tastefully refurbished and is fitted with a four piece white suite, comprising a double ended bath, with a central mixer tap, a double size, walk-in shower cubicle, with a fixed 'rainfall' style shower head and an additional, flexible shower head, a w.c. and wash hand basin, with an illuminated vanity mirror above. It has a chrome finish radiator/heated towel rail, pvc double glazed, frosted glass window, tiled floor and an extractor fan. There is also a built-in cupboard, with fitted shelves and which houses the gas combination central heating boiler.

### Second Floor

#### Landing

Spindled balustrade.

#### Bedroom Three

14' 1" plus recesses x 10' 10" (4.29m plus recesses x 3.30m)

A third decent sized double bedroom, with a radiator and Velux style double glazed window, fitted with a black out blind.

#### Bedroom Four

11' 0" plus recesses x 10' 9" (3.35m plus recesses x 3.28m)

Another double bedroom, with a radiator and a Velux style double glazed window, with a black out blind.

### Outside

#### Front

The pleasant, enclosed front garden has a stone paved pathway, a lawn, a conifer hedge and external light.

#### Rear

A particularly enticing asset of this fabulous abode is the rear garden, which is fully enclosed and provides ample space for alfresco dining and entertaining and also a great, safe, all weather play area for children. It is partly laid with artificial grass and the remainder is resin covered, there is an outside bar, with an electric heater, a timber shed and a cold water tap.

#### Directions

Proceed into Colne from Foulridge on the A56, along Skipton Road. At the large roundabout take the second exit, continuing on Skipton Road. At the traffic lights at the top of Skipton Road, turn left into Keighley Road and the property is on the left hand side.

#### Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

#### Disclaimer

Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs - Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

#### House to Sell?

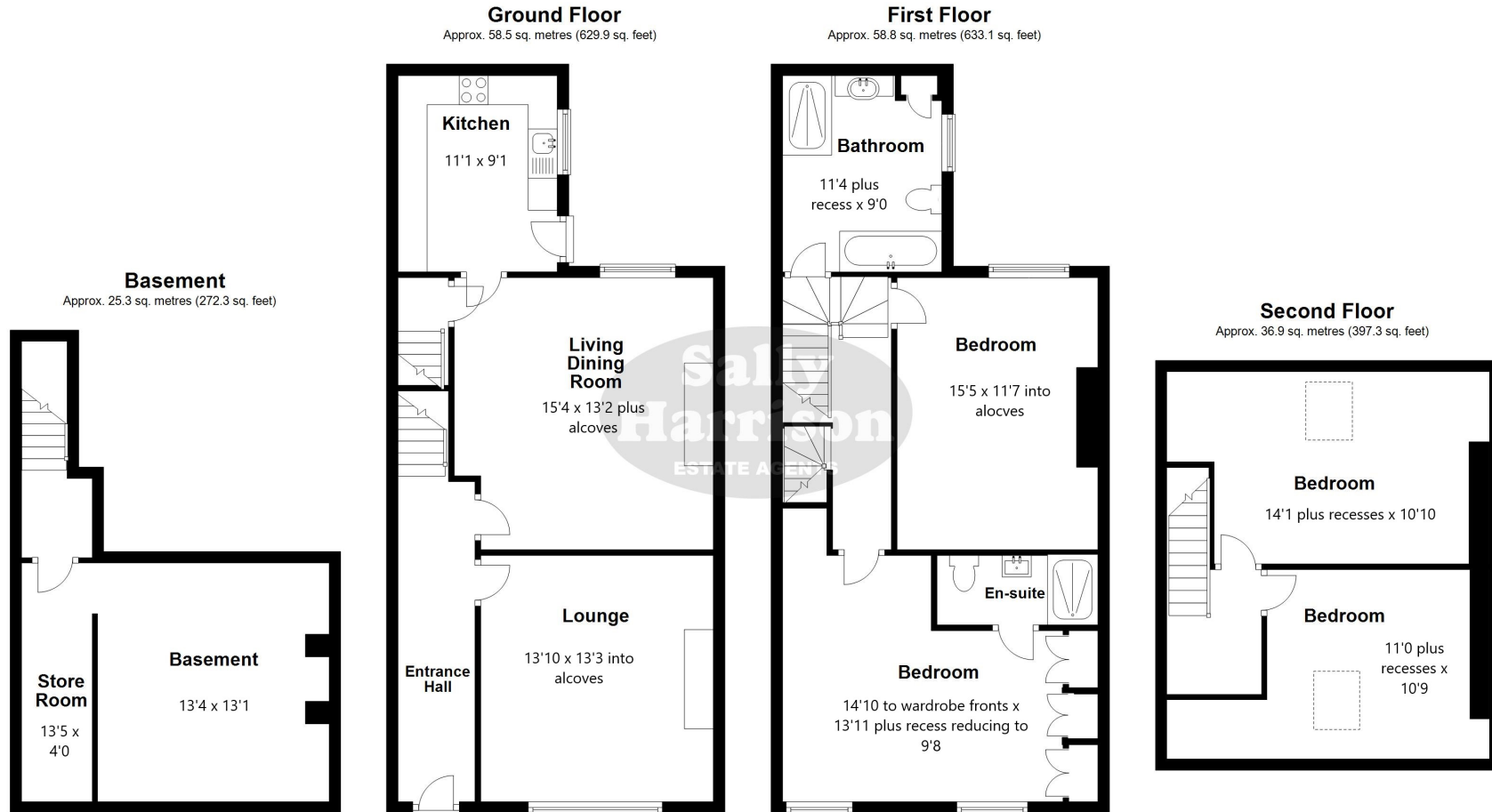
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

#### 03L24TT





# FLOORPLAN



Total area: approx. 179.5 sq. metres (1932.5 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

