





## PROPERTY DESCRIPTION

Located towards the very outskirts of Colne, off Skipton Old Road, this charming terraced cottage is a mid one in a short row of three, situated in a desirable and highly sought after residential area and should prove of interest to first time buyers, a couple or as a holiday retreat for buyers living out of the area. Having the noteworthy advantage of a ground floor extension at the rear and a delightful garden, this quaint abode provides nicely proportioned living space, which is well presented. With beautiful countryside walks conveniently accessible and Ball Grove Park and café within comfortable walking distance, this appealing property is strongly recommended for an early viewing.

Benefiting from pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway, a spacious lounge/diner, featuring a fireplace fitted with a gas stove set on a stone hearth, and a nice sized kitchen, with fitted units and a built-in electric oven and a gas hob. There are two double bedrooms, one with a cupboard housing the gas combination boiler and a fully tiled bathroom, which has a three piece white suite, including a jacuzzi style bath, with a shower over.

The rear garden has a decked patio, is partially laid with artificial grass and has pebble covered areas, with a timber garden shed.

## FEATURES

- Charming Mid Terraced Cottage
- Mid One in Short Row of Three
- Highly Desirable Location on Outskirts
- Well Presented & Nicely Proportioned
- Lounge with Fireplace & Gas Stove
- Extended Ftd Kitchen - Oven/Hob
- 2 Dble Beds & 3 Pc Bathrm with Shwr
- Delightful Garden with Decked Patio
- PVC Double Glazing & Gas CH
- Early Viewing Strongly Recommended





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hallway

PVC double glazed, frosted glass entrance door. Stairs to the first floor, radiator and tiled floor.

#### Lounge/Diner

18' 0" x 14' 11" reducing to 12' 5" (5.49m x 4.55m reducing to 3.78m)  
This generously proportioned, yet extremely cosy and inviting room features a fireplace, with a wood beam lintel above, which is fitted with a gas stove set on a stone hearth and has pvc double glazed mullioned windows, with a stone sill, two radiators, an under-stairs storage cupboard, meter cupboard and display niche. There is an internal window, with stone sill, between this room and the kitchen and a glazed door leading into the kitchen.

#### Extended Kitchen

11' 1" x 9' 0" plus recess (3.38m x 2.74m plus recess)  
The nice sized kitchen has fitted units, worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with an extractor hood over, plumbing for a washing machine, space for a condenser tumble dryer, three pvc double glazed windows, a radiator, tiled floor and pvc double glazed external door.

### First Floor

#### Landing

Access to the loft space.

#### Bedroom One

12' 4" plus recess x 9' 10" (3.76m plus recess x 3.00m)  
This good sized double room has two pvc double glazed windows, with stone sills, and a radiator.

#### Bedroom Two

9' 0" x 8' 2" (2.74m x 2.49m)  
This second double room has a pvc double glazed window, which also has a stone sill and enjoys an open aspect/views, a radiator and a cupboard which houses the gas condensing combination central heating boiler.

#### Bathroom

Fully tiled and fitted with a three piece white suite, comprising a 'jacuzzi' style bath, with a shower over, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, with a stone sill, radiator and tile effect laminate flooring.

### Outside

### Rear

A particularly charming and alluring attribute of this lovely cottage, the rear garden has a decked patio and the remainder is laid with artificial grass with pebble covered borders. There is also a timber garden shed and a cold water tap.

### Directions

Proceed into Colne, via Foulridge, on the A56, along Skipton Road. At the large roundabout, take the second exit onto the A6068/Byron Road and continue on past the Morris Dancers pub on the left and then take the first exit off the next roundabout into Skipton Old Road. Continue on this road, up the hill, past two detached bungalows and two pairs of semi-detached houses on the left and then turn next right into Bents.

### 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.

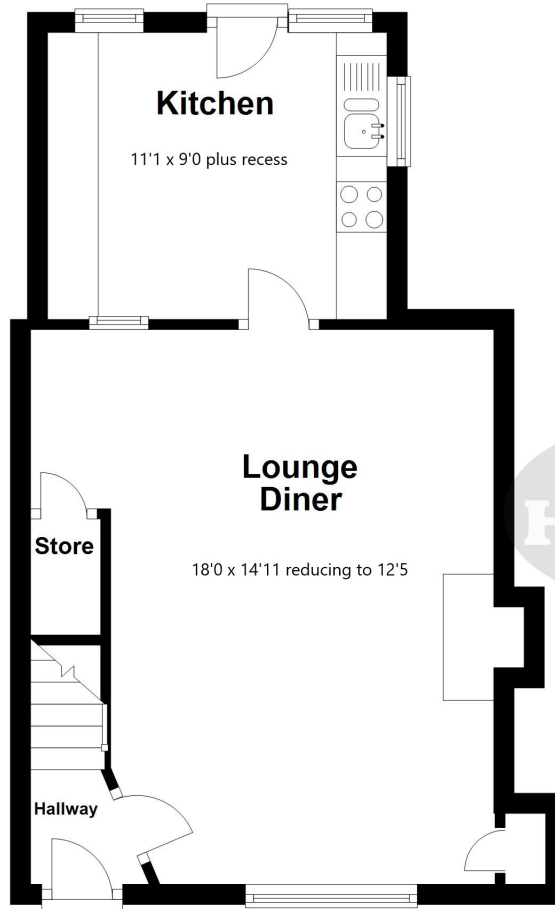
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# FLOORPLAN

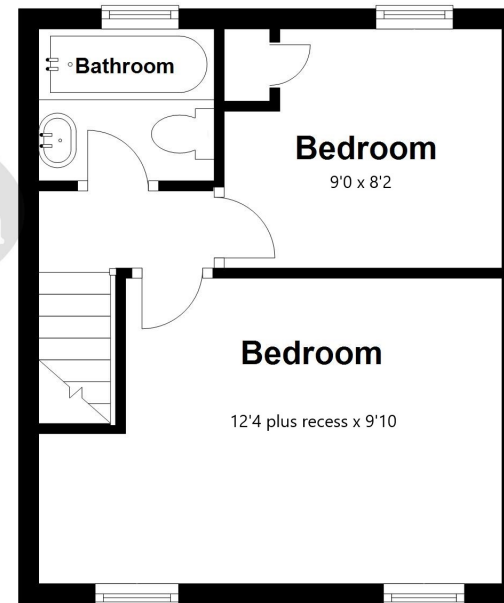
## Ground Floor

Approx. 33.1 sq. metres (356.2 sq. feet)



## First Floor

Approx. 25.4 sq. metres (273.3 sq. feet)



Total area: approx. 58.5 sq. metres (629.5 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.

