

Because life is

Petty
Real™

For
Sale



20 Clarence Street
Colne BB8 0PP

£115,000



A spacious flush faced stone built mid terrace dwelling situated in an established and popular residential area of Colne off Keighley Road a short distance away from local amenities and public transport links as well as being in the catchment area for local Primary and Secondary Schools. The accommodation briefly comprises on the ground floor an entrance lobby, two good sized reception rooms and separate extended kitchen. To the first floor are two bedrooms and a three piece bathroom suite. There is a useful attic room to the second floor which is currently used as a bedroom. The property benefits from the modern day comforts of UPVC double glazing and gas fired central heating and an internal viewing appointment is recommended.

Key Features:

- Flush faced mid terrace house
- Close to Schools & transport links
- 2 Reception rooms
- 3-Piece bathroom
- GFCH & DG
- Popular residential area
- 3 Bedrooms (inc attic)
- Extended kitchen
- Enclosed yard to rear
- Ideal for FTB/growing family

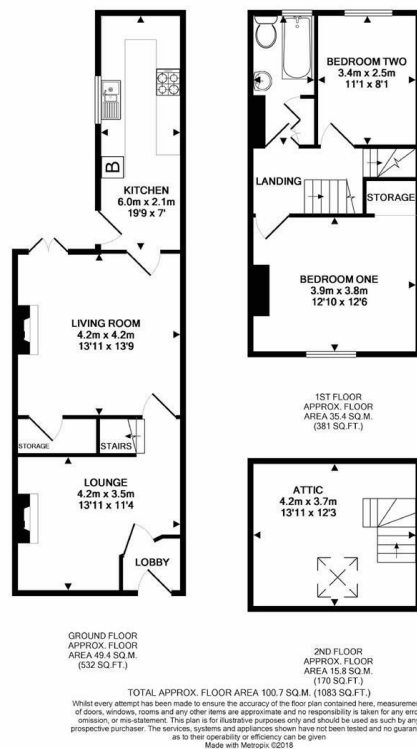
Tenure:

EPC Rating: E

Council Tax Band: A



3 BEDROOM House - Terraced



Main Description:

Located in an established and popular residential location off Keighley Road this spacious stone built mid terrace dwelling provides good sized living accommodation arranged over three floors and would be ideal for first time buyers or growing families.

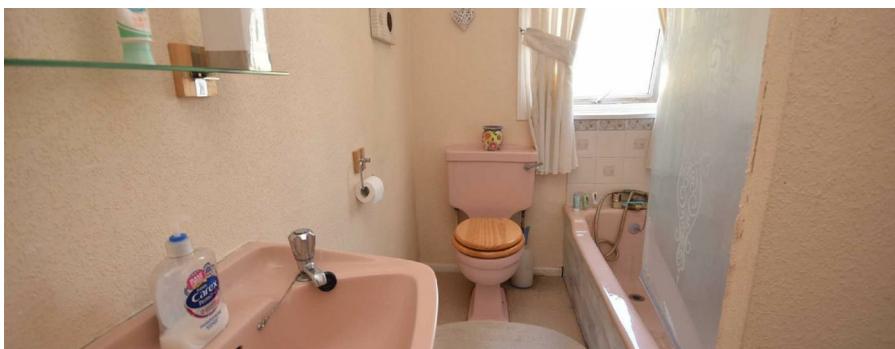
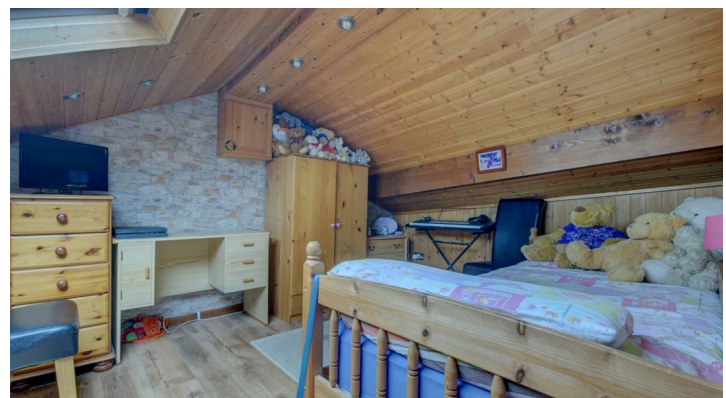
The accommodation briefly comprises on the ground floor an entrance lobby accessed by a hardwood door leading through into the lounge where there are stairs providing access to the first floor. There is a second larger living room with living flame gas fire and surround, under stairs storage cupboard and French UPVC double glazed patio doors leading to the rear yard. The spacious extended kitchen houses an excellent range of fitted wall and base units with complementary work surfaces and splashbacks, integrated oven and gas hob with extractor hood over, stainless steel sink unit, plumbing for automatic washing machine, wall mounted gas fired combination boiler and hardwood door leading to the rear yard.

To the first floor is a landing, spacious double bedroom to the front with walk in storage cupboard, good sized second bedroom to the rear and a three piece bathroom suite comprising bath with mixer shower over, wc and wash basin. To the second floor is a useful attic room which is currently used as a bedroom and has velux skylight.

Externally to the rear of the property is an enclosed yard.

The property benefits from the modern day comforts of double glazing and gas fired central heating.

*** Looking for a buy-to-let investment or looking to let your own property? We have a professional lettings department for all your requirements ***



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