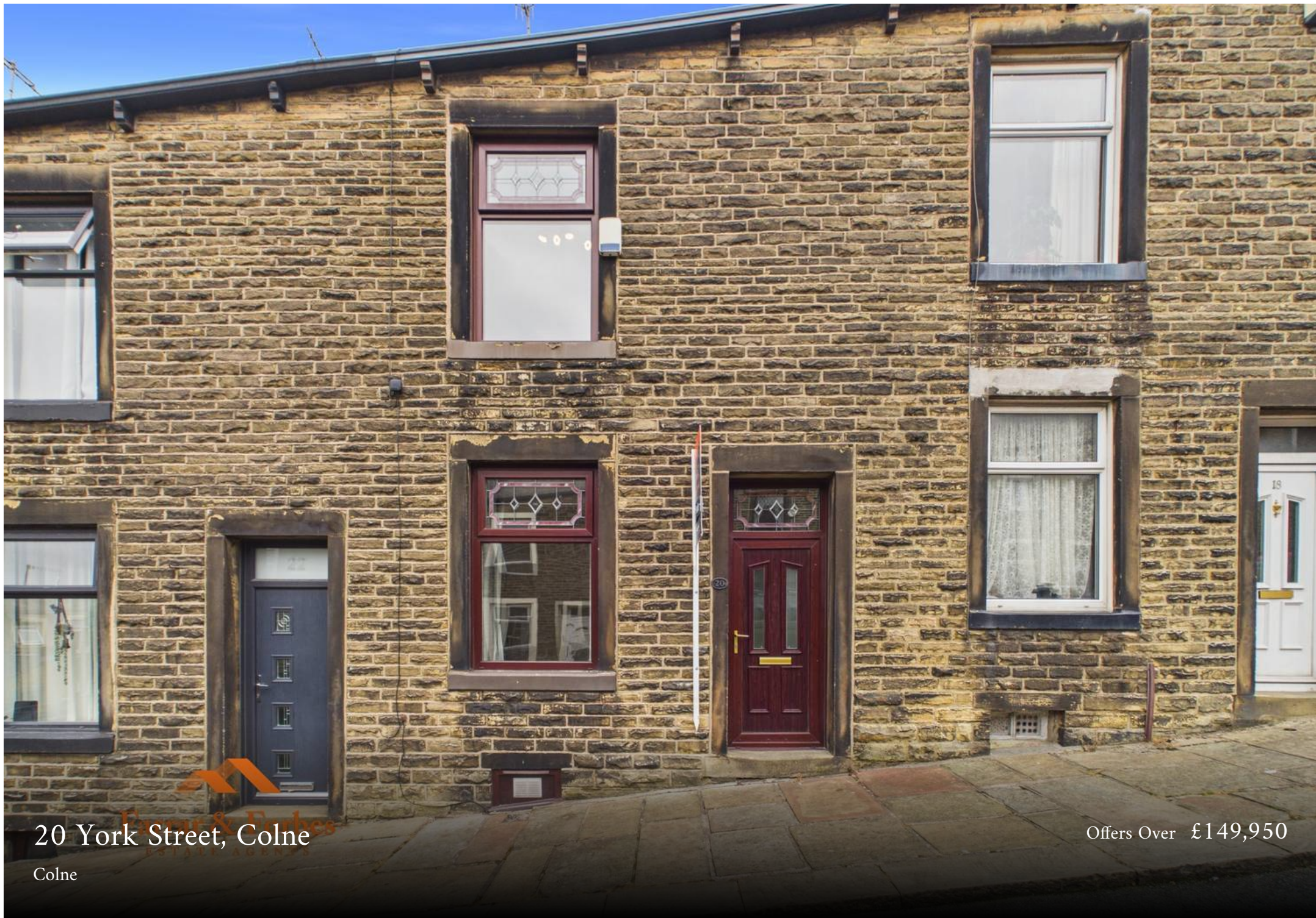




20 York Street, Colne
Colne

Offers Over £149,950



20 York Street

Colne

This ready-to-move-into mid-terrace home is situated on York Street, conveniently positioned close to Colne Town Centre, local bus links and Park Primary School. Extended to the rear and offering two bedrooms plus a versatile attic room, the property provides plenty of space for first-time buyers, young families.

Entering through the vestibule, you are welcomed into a comfortable lounge featuring laminate flooring and a raised electric fire creating an attractive focal point. To the rear is a separate dining room, again finished with laminate flooring and featuring a log burner with a slate hearth, adding plenty of warmth and character to the space.

The property has been extended to the rear, creating a spacious open-plan kitchen/diner. The kitchen is fitted with a range of matching grey gloss wall, base and drawer units complemented by contrasting work surfaces. Integrated appliances include an oven and hob, along with an under-counter fridge and freezer.

The property also benefits from a cellar, providing useful additional storage with the potential to be converted into a practical utility room.

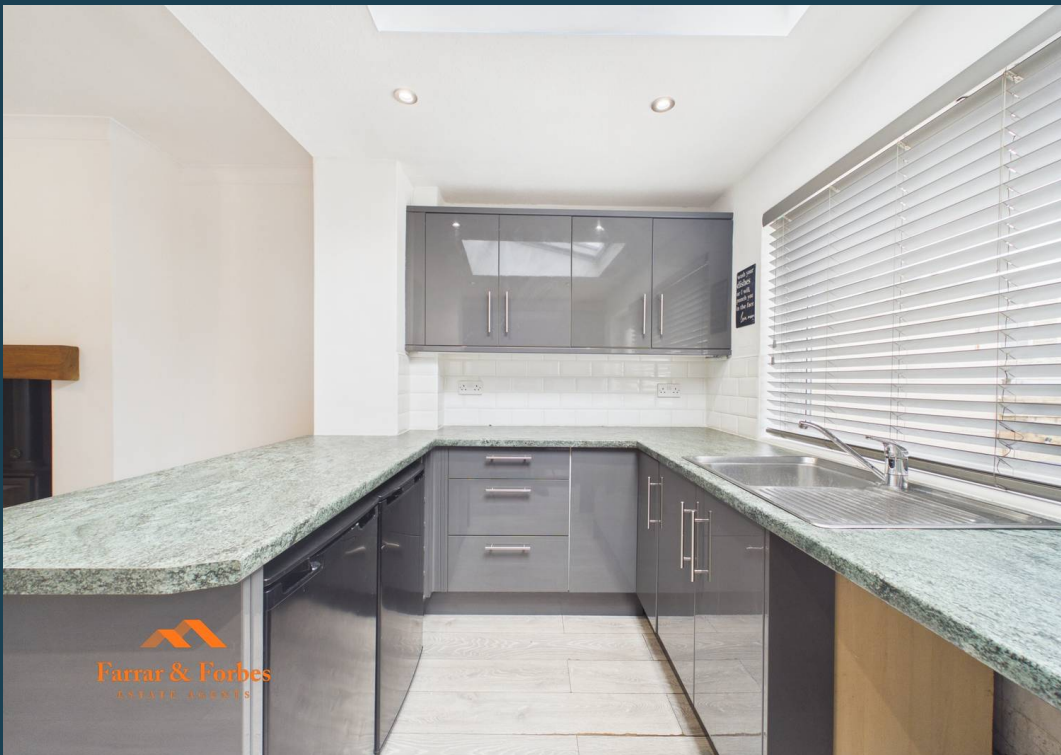
On the first floor are two bedrooms, with the main bedroom benefiting from fitted wardrobes. The bathroom has been updated with a modern three-piece suite comprising a low-level WC, pedestal hand wash basin and panelled bath with an overhead shower, glass shower screen and grey tiled splashback.

A further staircase leads to the attic room, providing an excellent versatile space that could be utilised as a home office, occasional guest room, hobby room or children's playroom.

Externally, the property is completed by an enclosed rear yard.

With its extended accommodation, character features and versatile attic room, this is a well-presented home offering generous living space within easy reach of Colne Town Centre.

- Extended Mid-Terrace
- Two Bedroom + Attic Room
- Open-Plan Kitchen/Diner
- Dining room With Log Burner
- Cellar With Potential Utility Room
- Main Bedroom With Fitted Wardrobes
- Close to Park Primary School





Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

105.7 m²

1138 ft²

Reduced headroom

3.6 m²

39 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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