



Peter Street, Colne, BB8

Tenure: Leasehold, **Bedrooms:** 3

Housesimple is pleased to present this property in Colne.

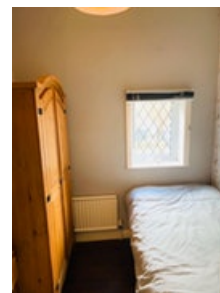
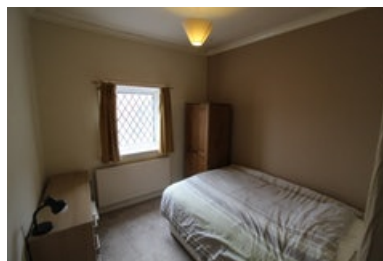
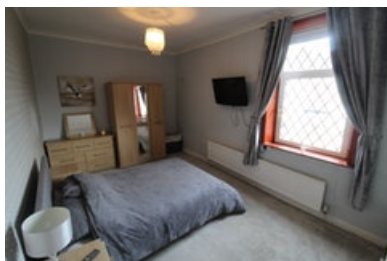
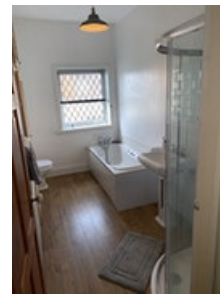
£85,000
Offers in Region of

Key features:

- First Time Buy
- Three Bedroom
- Large Kitchen
- Modern
- Wood Burner
- End Terrace

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band A (£1255.24 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** years remaining



This fantastic property is located in the small town of Colne with easy access to the M65. The well presented, three bedroom property would be perfect for any first time buyer. Based in a sought after location with it being within walking distance of the countryside, local schools, town centre, transport routes and other local amenities.

Local schools include; West street Primary and Newton Nursery.

Briefly comprising: Porch, Living room, hallway to stairs, 2nd Lounge/Diner, Kitchen, Garden. Stairs leading to three bedrooms and a large family bathroom..

Viewing is Highly Recommended!!

4 peter street, BB8 0HL

- 3 Bedrooms
- 2 Receptions

- **Ground Floor**

- **Living Room** 5.08m (16'8") max x 3.15m (10'4")
Window to front, door to hall, wood floor, tv point.
- **2nd Lounge/Dining Room** 5.04m (16'6") x 4.33m (14'3")
Window to rear, storage under stairs, door to kitchen, fireplace, tv point, wood floor.
- **Kitchen** 4.13m (13'6") x 2.54m (8'4")
Window to side, window to rear, door to garden, fitted kitchen, stoned floor, tiled wall.

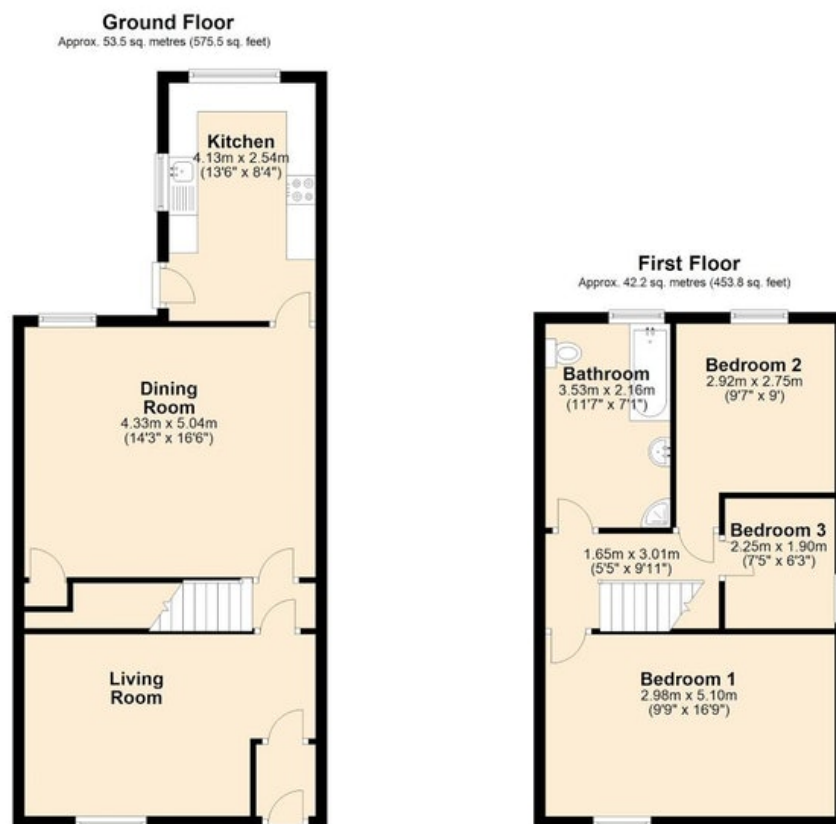
- **First Floor**

- **Bedroom 1** 5.10m (16'9") x 2.98m (9'9")
Window to front, radiator, carpet door to hall.
- **Bathroom**
Window to rear, door to hall, wood floor, shower, bath, toilet, built in storage.
- **Bedroom 2** 2.92m (9'7") x 2.75m (9')
Window to rear, carpet, radiator door to hall.

Bedroom 3 2.25m (7'5") x 1.90m (6'3")

Window to side, door to hall, wood floor, radiator.

Floor plan:



Total area: approx. 95.6 sq. metres (1029.3 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

4, Peter Street, COLNE, BB8 0HL

Dwelling type: End-terrace house	Reference number: 8474-6129-4120-2894-1926
Date of assessment: 24 January 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 January 2014	Total floor area: 97 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,462
Over 3 years you could save	£ 1,356

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 1,356 over 3 years </div>
Heating	£ 2,949 over 3 years	£ 1,680 over 3 years	
Hot Water	£ 309 over 3 years	£ 222 over 3 years	
Totals	£ 3,462	£ 2,106	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
55	82

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,098
2 Floor Insulation	£800 - £1,200	£ 171
3 Solar water heating	£4,000 - £6,000	£ 90

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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