





PROPERTY DESCRIPTION

Having the great advantage of a most delightful, good sized patio at the rear and off road parking, with space for a motorhome or a caravan, this quaint and extremely charming mid terraced cottage also provides well presented living space and is highly recommended for internal viewing. Set in a highly desirable village location, close to the beautiful countryside surrounding Foulridge, this appealing dwelling is conveniently situated, just a short walk from the Leeds/Liverpool Canal, Fabello's Italian Restaurant & Pizzeria, and a parade of shops.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises a good sized living room, which is laid with wood finish laminate flooring and features an attractive Limestone fireplace fitted with a living flame gas fire. The kitchen has a stone flagged floor, painted wood fronted units and a gas cooker, with an extractor hood over and there is a rear porch, with a built-in cupboard which has plumbing for a washing machine. There are two decent sized bedrooms, the largest having fitted wardrobes with a central drawer unit, and a shower room, which is attractively furnished with a three piece suite, including a larger than average, walk-in shower.

The enclosed patio is an impressive attribute, is paved with a raised garden bed and has a covered shelter, which is laid with artificial grass and has an external power point. A gate at the side gives access to the tarmac covered parking space and there is a useful store at the front. NO CHAIN INVOLVED.

FEATURES

- Quaint Cottage in Desirable Village Loc.
- Well Presented & Beautifully Furbished
- Charming Enclosed Garden/Patio
- Parking - Space for Motorhome/Caravan
- Good Sized Living Rm - F'Place & Gas Fire
- Fitted Kitchen & Rear Porch
- 2 Decent Sized Bedrms, 1 Ftd W'Robes
- Attractively Furbished Shower Room
- PVC Double Glazing & Gas CH
- Viewing Essential to Apprec - No Chain





ROOM DESCRIPTIONS

Ground Floor

Entrance

Entrance door opening into the living room.

Living Room

13' 7" plus alcoves x 12' 9" (4.14m plus alcoves x 3.89m)

This charming room is laid with wood finish laminate flooring and features an attractive Limestone fireplace surround with a period style inset, fitted with a living flame gas fire, and has wall and base storage cupboards built into both chimney breast alcoves, a pvc double glazed window, fitted with wooden shutters, a radiator and enclosed stairs to the first floor.

Kitchen

12' 9" plus recess x 6' 0" (3.89m plus recess x 1.83m)

The kitchen is fitted with painted wood fronted units, laminate worktops, with tiled splashbacks, a single drainer sink, with a mixer tap, a gas cooker, with an extractor hood over, a pvc double glazed window and stone flagged floor.

Rear Porch/Utility Area

The rear porch has a pvc double glazed window, radiator and external door. There is also a large built-in cupboard, fitted with plumbing for a washing machine and housing the wall mounted gas condensing combination central heating boiler, with storage cupboard above.

First Floor

Landing

PVC double glazed window, spindled balustrade, radiator and built-in storage cupboards.

Bedroom One

11' 8" to wardrobe fronts, reducing to 11' 1" x 8' 2" plus recess (3.56m to wardrobe fronts, reducing to 3.38m x 2.49m plus recess)

This double room is fitted with solid wood painted wardrobes, incorporating a central drawer unit and vanity area, with a storage cupboard above, which extend the full length of one wall and has a pvc double glazed window and a radiator.

Bedroom Two

8' 9" x 6' 0" (2.67m x 1.83m)

A single room, with a pvc double glazed window and a radiator.

Shower Room

Stylishly furnished and fitted with a three piece white suite, comprising a larger than standard, fully tiled walk-in shower cubicle, with a 'rainfall' style shower head, a w.c and a wash hand basin, with a mixer tap, set on a base unit, with a storage cupboard below. Radiator/heated towel rail, tiled floor, access to the loft space, a built-in shelved storage cupboard and an extractor fan.

Outside

Front

There is a small store/outbuilding included with the property, one of a pair



located opposite number 16 Cromwell Street.

Rear

A particularly impressive and alluring attribute of this lovely home, the enclosed patio at the rear is a good size, is paved, with a raised garden bed, an arbour style seat and a covered pergola shelter, which is laid with artificial grass and has an external electric power point. A gate gives access to a tarmac covered parking area, which is included with the property and provides ample room to park a motorhome or a caravan.

Directions

Proceed into Foulridge on the A56, via Kelbrook, along Skipton Road. Turn right, immediately before the parade of shops on the right, into Causeway. Go down the hill, round the right hand bend and then where the road bears round to the left into Barnoldswick Road, immediately after the recently built row of houses, turn sharp right into Towngate, continue along and take the left turning into Cromwell Street.

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.

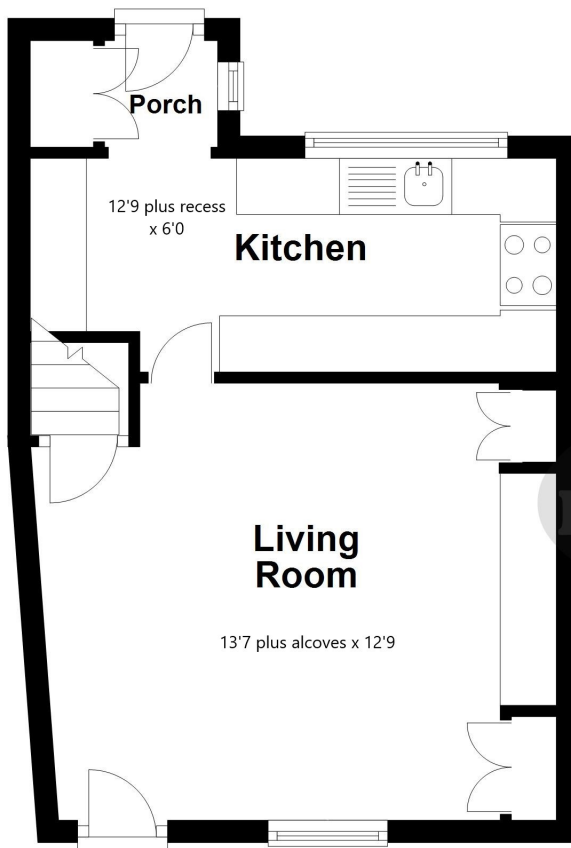
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN

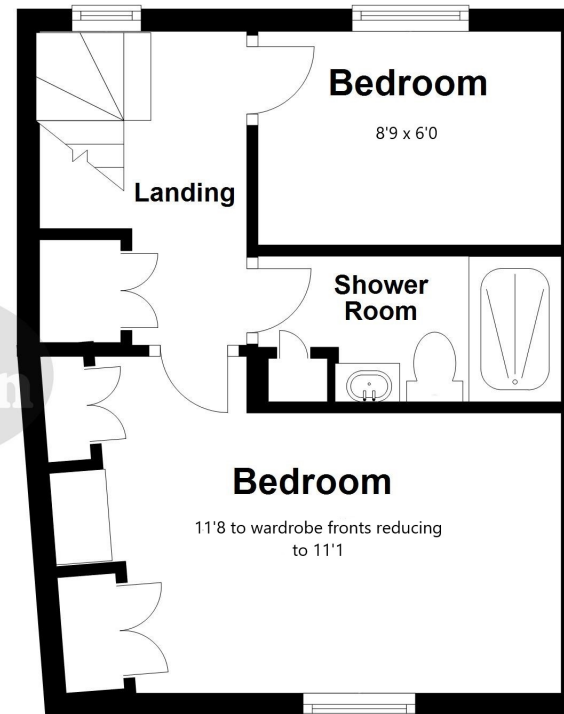
Ground Floor

Approx. 28.9 sq. metres (311.3 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



Total area: approx. 55.9 sq. metres (602.0 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 warrant 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.

