





PROPERTY DESCRIPTION

An absolute must for an early viewing, this extremely appealing garden fronted mid terraced house enjoys a pleasing location in the highly desirable village of Foulridge. Particularly ideal as a starter home for first time buyers or for many other buyers besides, this well presented, tastefully furnished home has the advantage of many noteworthy attributes and must be viewed internally to be fully appreciated. Providing well proportioned living space, this lovely abode is just a short walk away from the Leeds/Liverpool canal, Café Cargo and the beautiful countryside which surrounds the village.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises, a spacious sitting room and an impressive, open plan living/dining room and kitchen. The living/dining room features French doors opening onto the charming patio at the rear and the kitchen is stylishly fitted with cream gloss fronted units with a free-standing electric oven with a gas hob. The two first floor bedrooms are both good sized doubles and the bathroom is attractively fitted with a modern three piece white suite, with a shower over the bath. To the rear is an enclosed, split level yard/patio, the lower level is covered with artificial grass and the upper level is mainly pebble covered for easier maintenance. There is also a substantial outbuilding/external utility.

FEATURES

- Beautifully Pres'td Garden Fronted Hse
- Highly Desirable Village Location
- Nicely Proportioned Living Space
- Very Stylishly & Tastefully Furbished
- Sitting Rm & Open Plan Liv/Din Rm & Kitchen
- 2 Spacious Double Bedrooms
- Attractive 3 Pc Bathrm - Shower over Bath
- PVC Dble Glazing & Gas Central Heating
- Pretty Rear Patio/Yard & Outbldg/Ext. Utility
- Early Internal Viewing Highly Rec.





ROOM DESCRIPTIONS

Ground Floor

Entrance

PVC double glazed, frosted glass entrance door, with a pvc double glazed, frosted glass window light above, leading into the sitting room.

Sitting Room

13' 11" x 12' 5" plus alcoves (4.24m x 3.78m plus alcoves)

This delightful room has an electric stove style fire, which sits on a marble hearth, a pvc double glazed window, radiator and a base cupboard, built into one of the alcoves.

Inner Hall

Stairs leading to the first floor.

Open Plan Living/Dining Kitchen

Living/Dining Room

13' 11" into alcoves x 13' 3" (4.24m into alcoves x 4.04m)

The nicely proportioned living/dining room has pvc double glazed French doors leading out to the small garden at the rear, a radiator and wood effect laminate flooring. There is also a useful under-stairs storage cupboard, which has an electric light.

Kitchen

9' 8" x 6' 4" (2.95m x 1.93m)

Fitted with modern units and drawers, quality worktops and co-ordinating splash-backs with a one and a half bowl sink with a mixer tap. A free standing Smeg electric oven and grill and a gas hob. Tiled floor and a double glazed skylight.

First Floor

Landing

Access to the loft space.

Bedroom One

14' 0" into alcoves x 12' 1" (4.27m into alcoves x 3.68m)

This spacious double room has a pvc double glazed window and radiator.

Bedroom Two

13' 3" into recess x 7' 5" (4.04m into recess x 2.26m)

This second double room has a pvc double glazed window and a radiator.

Bathroom

Fitted with a modern three piece white suite, comprising a P-shaped bath with a fixed 'rainfall' style shower over, plus an additional hand-held shower head, pvc wet wall style splashbacks and a curved, glazed shower screen, a w.c and a pedestal wash hand basin, with a mixer tap. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail, tile effect laminate flooring and a built-in storage cupboard, which houses the gas combination central heating boiler.



Outside

Front

The forecourt is mainly gravelled, with a small pond and a number of shrubs.

Rear

A particularly appealing aspect of this delightful home, the charming, enclosed patio/garden is on two levels. On the lower level is an artificial grassed area, with paved steps leading up to the upper level, which is mainly pebble covered, with paving stones. An extremely useful outbuilding (5' 7" x 4' 11"/1.70m x 1.50m) is currently used as an external utility and has plumbing for a washing machine, space for a condenser tumble dryer and electric power and light.

Directions

Proceed into Foulridge, via Kelbrook, on the A56/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, go straight ahead into Warehouse Lane, go past the left turning into Station Road, continuing on Warehouse Lane and the house is on the left.

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.

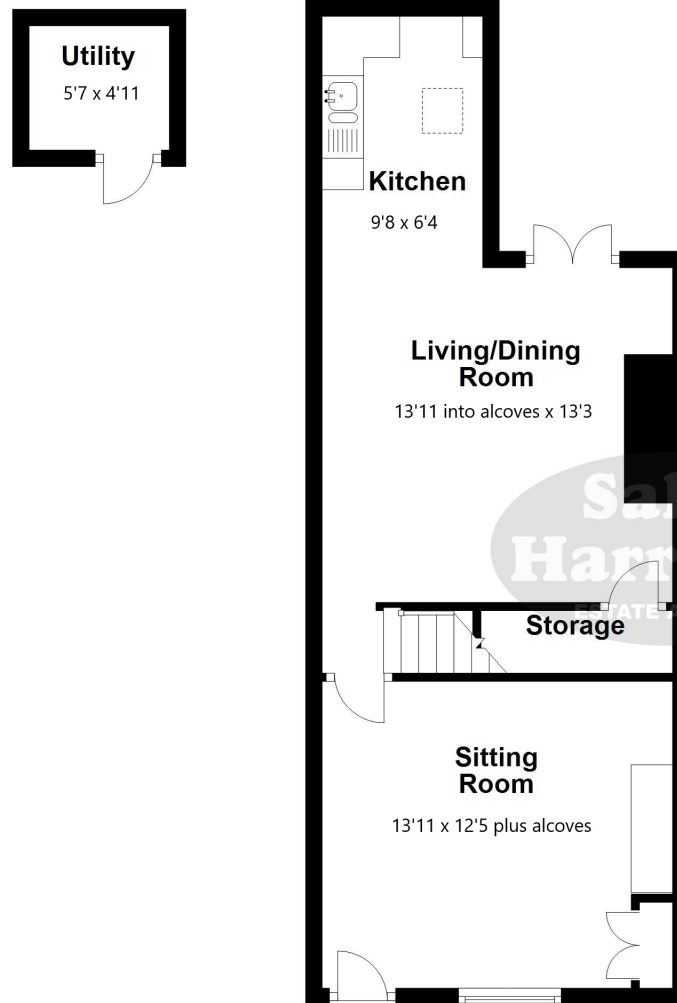
House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

FLOORPLAN

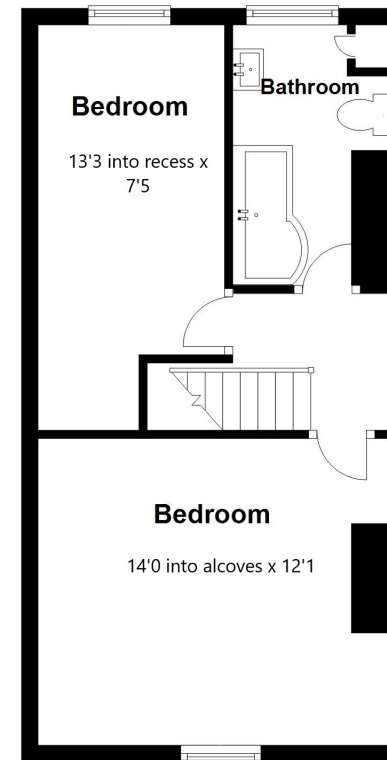
Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



Total area: approx. 82.1 sq. metres (883.8 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.

