



2 Archery Avenue, Foulridge, Lancashire  
BB8 7NH





## PROPERTY DESCRIPTION

This superior, four bedroomed detached house was built in the early 1990's and provides an abundance of living space, which is in need of some general improvement, but offers great potential and scope to create a superb family home, and the updating required is amply reflected in the reasonable asking price. Internal viewing is essential on this deceptively spacious abode, which has the considerable benefit of being conveniently located close to the centre of the sought after village of Foulridge, just a short walk from various amenities, including a parade of shops, The Hare and Hounds pub, Fabello's and the Four Elephants restaurants, with access to public transport nearby too. There is also a very popular primary school in the village, which is rated 'Good' by Ofsted, with a Children's Nursery next to it and access onto the Leeds/Liverpool canal is also within comfortable walking distance of the property.

## FEATURES

- Superior 4 Bedroomed Detached House
- Highly Sought After Village Location
- Substantial, Desirable Family Residence
- Ent Hall, GF WC & 3 Reception Rooms
- Ftd B'fast Kitchen & Utility inc. Appl'ces
- Primary Bedrm - Dressing Rm with Ftd W'robes
- 3 Further Bedrms with Ftd Furniture
- En-Suite Shower Room & House Bathroom
- Drive & Detached Double Garage
- Good Sized, Appealing R/Garden with Patios
- Req's Some Improvement & Updating
- DG & GCH - Viewing Essential - No Chain







## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

Entrance door, with a double glazed window to one side, opening into the hall.

#### Hall

The first of many alluring features, the very pleasant hall is laid with varnished oak flooring and has a return staircase to the first floor, with a spindled balustrade, a radiator and under-stairs storage cupboard.

#### Ground Floor WC

Fitted with a two piece white suite, comprising a w.c. and a wash hand basin, with a mixer tap. The walls are part tiled walls and it has a radiator and double glazed, frosted glass window.

#### Lounge

16' 10" plus bay x 11' 3" (5.13m plus bay x 3.43m)

A large, light and airy room, which is laid with wood finish laminate floor and has a double glazed bay window, a contemporary limestone fireplace (the gas fire currently in place is not in working order), a radiator and double glazed doors, opening into the dining room.

#### Dining Room

13' 3" plus recess x 10' 3" plus recess (4.04m plus recess x 3.12m plus recess)

Having double glazed French doors, opening onto the raised decked patio at the rear, and a double glazed window, both allowing an abundance of natural light into this good sized room, it also has a radiator and is laid with wood finish laminate flooring.

#### Sitting Room

11' 0" x 8' 1" plus recess (3.35m x 2.46m plus recess)

This useful room could serve any number of purposes including a home office, playroom or even a ground floor bedroom, if needed, and has double glazed windows and a radiator.

#### Breakfast Kitchen

11' 3" into recess x 9' 3" (3.43m into recess x 2.82m)

Attractively furnished and well equipped with a good range of wood fronted shaker style units, including glass fronted display cabinets and a wine rack, the well proportioned kitchen has laminate worktops, with tiled splashbacks, which extend to provide a breakfast bar, a one and a half bowl sink, with a mixer tap. It also has built-in appliances, namely two Bosch electric ovens, with grills, a gas hob, with a stainless steel extractor hood over, and an integral dishwasher. The floor of the kitchen is tiled and it has double glazed windows, a radiator and downlights recessed into the ceiling.

#### Utility Room

6' 9" x 4' 9" (2.06m x 1.45m)

Always a useful asset in a busy family home, the utility is fitted with the same units, worktop and tiles as the kitchen and has an integral fridge/freezer, plumbing for a washing machine and a double glazed external door. The gas central heating boiler is also housed in this room.

### First Floor

#### Landing

Spindled balustrade, double glazed window, radiator, built-in linen cupboard, housing the pressurised hot water tank and access, via a retractable ladder, to the boarded loft space.

#### Bedroom One

13' 6" x 10' 1" plus bay (4.11m x 3.07m plus bay)

Enjoying a pleasant aspect/views, this generous double room has a large double glazed window, a second double glazed window, a radiator, a built-in dressing table, with drawer units below and vanity mirror above, and matching bedside cabinets. Off this room is a walk-in dressing area, which has built-in wardrobes and drawers matching the furniture in the bedroom, and a radiator.

#### En-Suite Shower Room

Half tiled and fitted with a five piece suite, comprising twin wash hand basins, set in a vanity unit with cupboards below and mirrors above, a fully tiled shower cubicle, a bidet and a w.c. Double glazed, frosted glass window, radiator and an electric shaver point.

#### Bedroom Two

13' 5" x 10' 5" (4.09m x 3.17m)

This spacious second double bedroom has a built-in double wardrobe, a drawer unit, a bedside cabinet, a radiator and double glazed windows, overlooking the rear garden, with far reaching views beyond.

#### Bedroom Three

11' 2" x 7' 8" (3.40m x 2.34m)

A third double room, with a double glazed window, radiator, a built-in drawer unit and bedside cabinet.

#### Bedroom Four

11' 2" x 6' 5" (3.40m x 1.96m)

This large single or small double room has double glazed windows, a radiator and a freestanding wardrobe unit, incorporating drawers.

#### Bathroom

Fully tiled and fitted with a three piece white suite, comprising a bath, with a mixer tap/shower attachment, a pedestal wash hand basin and a w.c. Tiled floor, double glazed, frosted glass window and a radiator.

### Outside

#### Front/Side

The block paved drive provides a decent amount of off road parking space and there is also a block paved forecourt area directly in front of the house, with a canopy over the front door. The main garden area consists of a pebble covered area and borders stocked with mature shrubs and conifers. There is a flagged pathway leading down one side of the house and a further area of garden, which is pebble covered, with mature shrubs and trees.

#### Detached Double Garage

16' 5" x 15' 11" (5.00m x 4.85m)

The garage has twin up and over doors, a window, a personal door, electric power and light and a pitched roof, under which there is storage space.

#### Rear

An especially delightful and alluring attribute of this excellent family home is the garden at the rear, which is surrounded and well screened by conifer hedging, ensuring considerable privacy, and has two decked patios, with one being directly behind the house. The remainder is been mainly gravel covered for lower maintenance and planted with shrubs and trees. There is also a cold water tap.

### Directions

Proceed into Foulridge, via Kelbrook, on the A56/Skipton Road. Go past the Four Elephants restaurant on the left and the parade of shops on the right and then take the second right turning, immediately after the Hare & Hounds pub on the left, into Alma Avenue. Then take the third right turning into Archery Avenue.

### 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

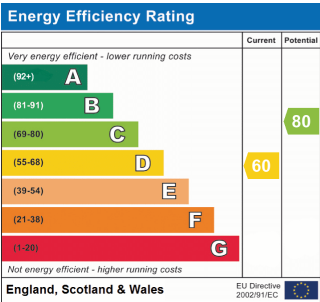
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their 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.

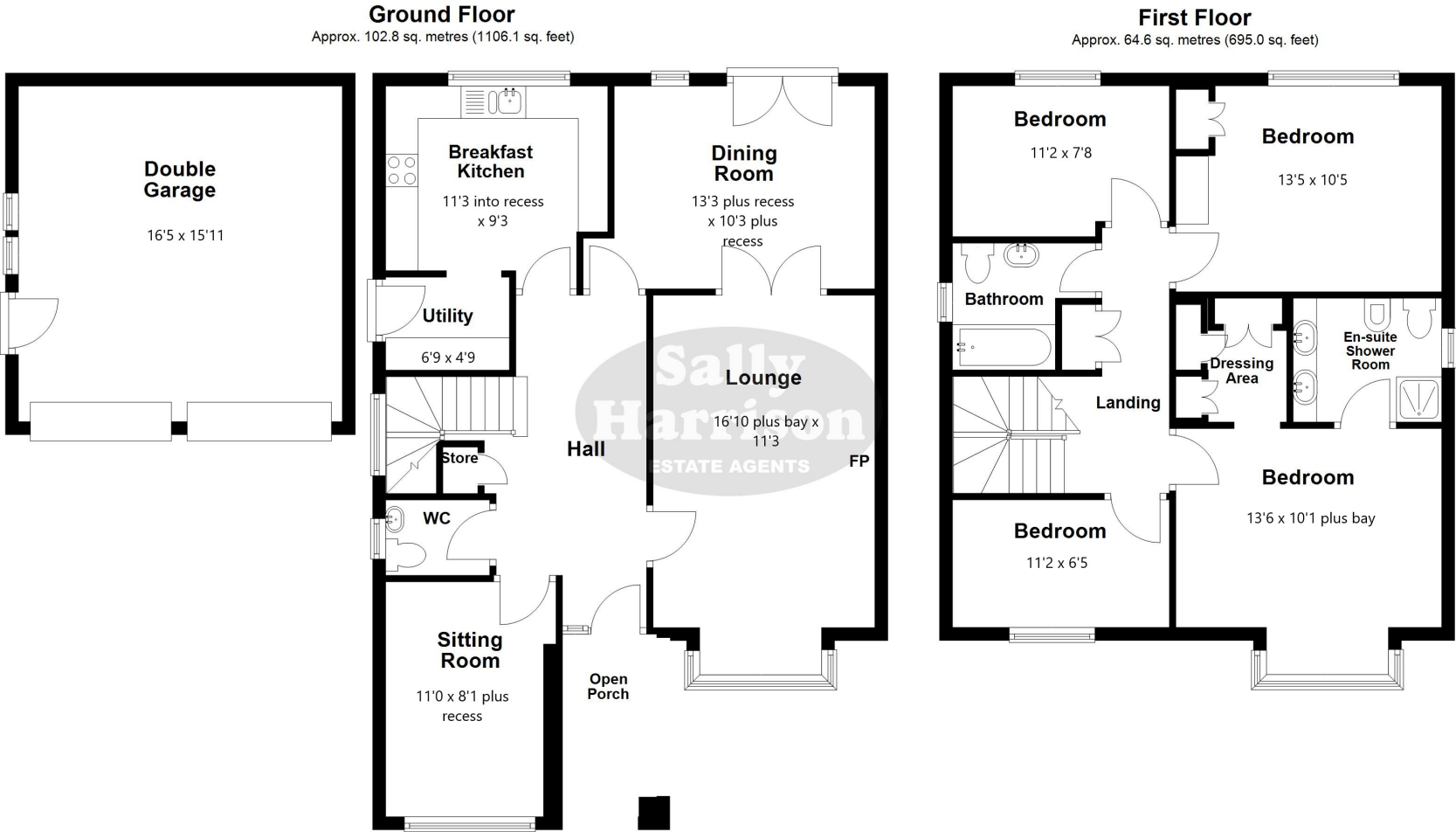
### House to Sell?

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

13F25TT



FLOORPLAN



Total area: approx. 167.3 sq. metres (1801.1 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.

