





PROPERTY DESCRIPTION

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

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises a charming sitting room, laid with wood finish laminate flooring and featuring a fireplace, fitted with a multi-fuel stove, and a dining kitchen, which allows ample space for a decent sized table, is fitted with good quality 'antique pine' fronted units, solid wood worktops and includes a built-in electric double oven/grill and a gas hob. Also in the kitchen is a really useful under-stairs storage cupboard/half cellar, with fitted shelves, an electric light and which houses the gas condensing combination central heating boiler.

On the first floor are two bedrooms, both with built-in wardrobes, and a three piece bathroom, fitted with a white suite and having a 'rainfall' style shower, as well as an additional, flexible shower head, over the bath.

To the front of the house is a forecourt and to the rear is a nice sized, enclosed patio/yard, allowing space for relaxing outside, with a timber shed, a log store and a stone bench style seat.

FEATURES

- Appealing Garden Fronted House
- Highly Desirable Village Location
- Attractively & Tastefully Furnished
- Ideal Starter Home for FTB's
- Sitting Rm & Din Kit inc. Dble Oven & Hob
- 2 Bedrms - Both with Built-in W'robes
- Modern 3 Pc Bathrm - Shower Over Bath
- PVC Dble Glazing & Gas Central Heating
- Charming, Enclosed Rear Patio/Yard
- Early Internal Viewing Highly Rec





ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Attractive frosted glass composite entrance door, with a pvc double glazed, frosted glass window light above. Wood finish laminate flooring and frosted glass internal door, set in matching surround, opening into the sitting room.

Sitting Room

13' 5" x 12' 8" plus alcoves (4.09m x 3.86m plus alcoves)

This charming room features a stone mullion fireplace surround, with a red brick brick fireplace, recessed into the chimney breast, fitted with a multi-fuel stove, set on a raised, tiled hearth. PVC double glazed window, radiator, wall light points and wood finish laminate flooring, matching that in the vestibule.

Dining Kitchen

11' 4" x 11' 0" (3.45m x 3.35m)

Allowing room for a good sized dining table, the kitchen is fitted with antique pine fronted units, solid oak worktops, with tiled splashbacks, and a Belfast style sink, with a mixer tap. It also has a built-in electric double oven/grill, a gas hob with an extractor hood over, plumbing for a washing machine, a pvc double glazed window, wood finish laminate flooring, a radiator and pvc double glazed, frosted glass external door. There are stairs to the first floor, with a pvc double glazed window at the foot of the stairs, and an under-stairs cupboard/half cellar, which has fitted shelves, an electric light and houses the gas condensing combination central heating boiler.

First Floor

Landing

Radiator and access to the loft space.

Bedroom One

13' 4" x 10' 11" (4.06m x 3.33m)

This double room has two pvc double glazed windows, two radiators and access, via a retractable ladder to the partially boarded loft space, which has an electric light. Doors at either end of a 'false' wall, both give access to concealed wardrobe space, which incorporates clothes hanging rails, shelving and an electric light.

Bedroom Two

11' 4" x 5' 10" into bed space, plus recess (3.45m x 1.78m into bed space, plus recess)

This single room has built-in wardrobes, a pvc double glazed window and a radiator.

Bathroom

Fitted with a three piece white suite, comprising a bath, with a fixed 'rainfall' style shower head over, plus an additional flexible shower, a pedestal wash hand basin, with tiled splashback, and a w.c. Built into a recess over the stairs are fitted shelves, with a storage cabinet below, and the bathroom also has a pvc double glazed, frosted glass window, fitted with attractive wooden shutters, and a radiator/heated towel rail.



Outside

Front

Forecourt, with a chopped slate covered raised bed.

Rear

The particularly appealing enclosed yard/patio is mainly covered with chopped slate and there is also a timber shed, a log store, a stone bench seat and a cold water tap.

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 and the house is on the left, before the turning into Station Road.

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.

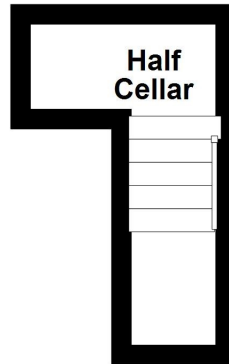
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

FLOORPLAN

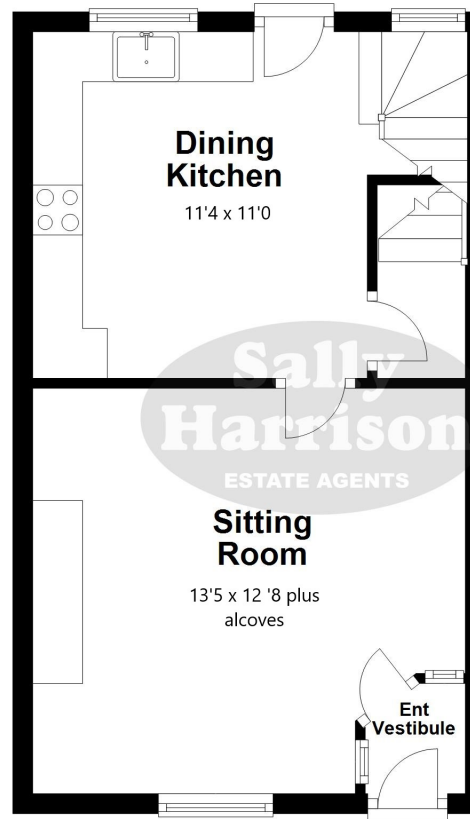
Basement

Approx. 3.6 sq. metres (38.4 sq. feet)



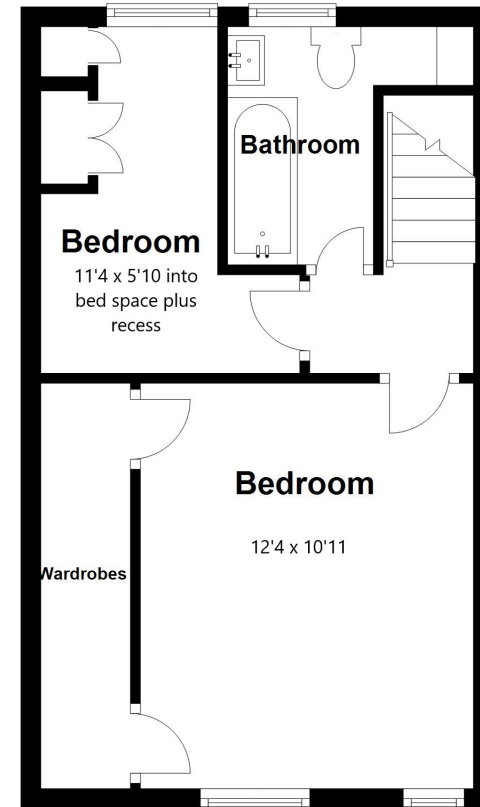
Ground Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



Total area: approx. 69.9 sq. metres (752.4 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.