





PROPERTY DESCRIPTION

Enjoying the considerable benefit of wonderful far reaching views from the rear, this charming semi-detached house has the advantage of a detached garage, split level gardens to the front and rear and off road parking space. Set in an elevated position in the highly desirable village of Foulridge, this lovely abode should be suitable for a wide range or prospective buyers and offers a perfect home for a growing family. Providing well proportioned, tidily presented living space, this excellent home is conveniently positioned within close proximity to the Leeds & Liverpool Canal and the gorgeous surrounding countryside, as well as within walking distance of a parade of shops, the Hare and Hounds public house and a main bus route.

Complemented by pvc double glazed windows and gas central heating, the accommodation briefly comprises an entrance hall, a pleasant, spacious lounge, which has a flame effect gas fire and enjoys the rural views from the rear, and a dining kitchen, with fitted units, a built-in electric oven and a gas hob. All of the three first floor bedrooms are a good size, the smallest has a built-in double wardrobe, and two of which take full advantage of the fabulous long distance views. The bathroom is fully tiled and fitted with a three piece suite, with a shower over the bath.



FEATURES

- Elevated Semi-Detached House
- Wonderful Far Reaching Views from Rear
- Highly Desirable Village Location
- Tidily Pres'td & Well Proportioned Accom.
- Spacious Lounge with Lovely Views
- Ftd Dining Kitchen with Oven/Hob
- 3 Good Sized Bedrms - 2 with Views
- Fully Tiled 3 Pc Bathrm - Shwr over Bath
- Detached Garage & Off Rd Parking
- Split Level Gardens Front & Rear
- PVC Dble Glazed Windows & GCH
- Early Viewing Highly Recommended





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed, frosted glass entrance door, with a matching side panel. Wood finish laminate flooring, radiator and stairs to the first floor, with an under-stairs storage cupboard, which has fitted shelves.

Lounge

17' 8" into alcoves x 13' 10" (5.38m into alcoves x 4.22m) Benefitting from wonderful, far reaching countryside views, this spacious room has a log effect gas fire, on a raised stone hearth and with a display mantel above, a radiator and pvc double glazed windows. This room is partially open with the adjoining kitchen.

Dining Kitchen

14' 10" x 11' 5" (4.52m x 3.48m) Allowing ample space for a family dining table, the kitchen has fitted units, laminate worktops, with tiled splashbacks, and a single drainer, one and a half bowl sink, with a mixer tap. It also has a built-in electric oven, a gas hob, with an extraction hood over, plumbing for a washing machine, a pvc double glazed window and a radiator. The gas combination central heating boiler is also housed in the kitchen.

First Floor

Landing

Access, via a retractable ladder, to the partially boarded loft space.

Bedroom One

15' 10" x 9' 4" plus recess (4.83m x 2.84m plus recess) Taking full advantage of the fabulous long distance views, this spacious double room has a pvc double glazed window and a radiator.

Bedroom Two

12' 11" x 8' 7" plus recess (3.94m x 2.62m plus recess) A second double room, with a pvc double glazed window and a radiator.

Bedroom Three

11' 5" x 5' 10" plus recess (3.48m x 1.78m plus recess) The good sized single room also has fabulous views and has built-in wardrobes and storage cupboards, a built-in desk, with a shelving unit above, a pvc double glazed window and a radiator.

Bathroom

The fully tiled bathroom is fitted with a three piece white suite, comprising a bath, with a shower over and folding shower screen, a w.c. and a pedestal wash hand basin. It also has a pvc double glazed, frosted glass window, a radiator, downlights recessed into the pvc lined ceiling and a built-in airing cupboard, which is fitted with a radiator and shelves.

Outside

Front

A hardstanding at the side of the garage provides off road parking. Steps lead down to the entrance door, with a split level garden to one side. A pathway

and steps down the side of the house lead to the rear garden.

Garage

16' 9" plus recess x 11' 9" (5.11m plus recess x 3.58m) The detached garage has an up and over door, electric power and light, a window and a personal door.

Rear

The sizeable terraced garden at the rear is set on four levels, with the upper level, directly behind the house, being paved. There is a lawn on the next level, with the remainder of the garden offering huge potential and scope.

Directions

Proceed into Foulridge on the A56, via Colne, along Skipton Road. Where the road forks immediately before the Hare & Hounds Pub, turn right into Skipton Old Road and continue on this road, past the New Inn Pub and the cottage on the left, past the turning into Noyna Road on the right the property is on the left hand side.

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

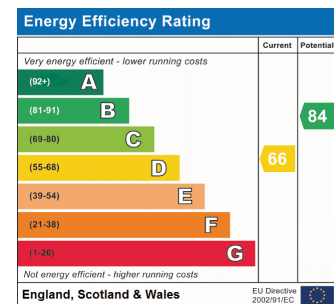
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their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

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House to Sell?

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

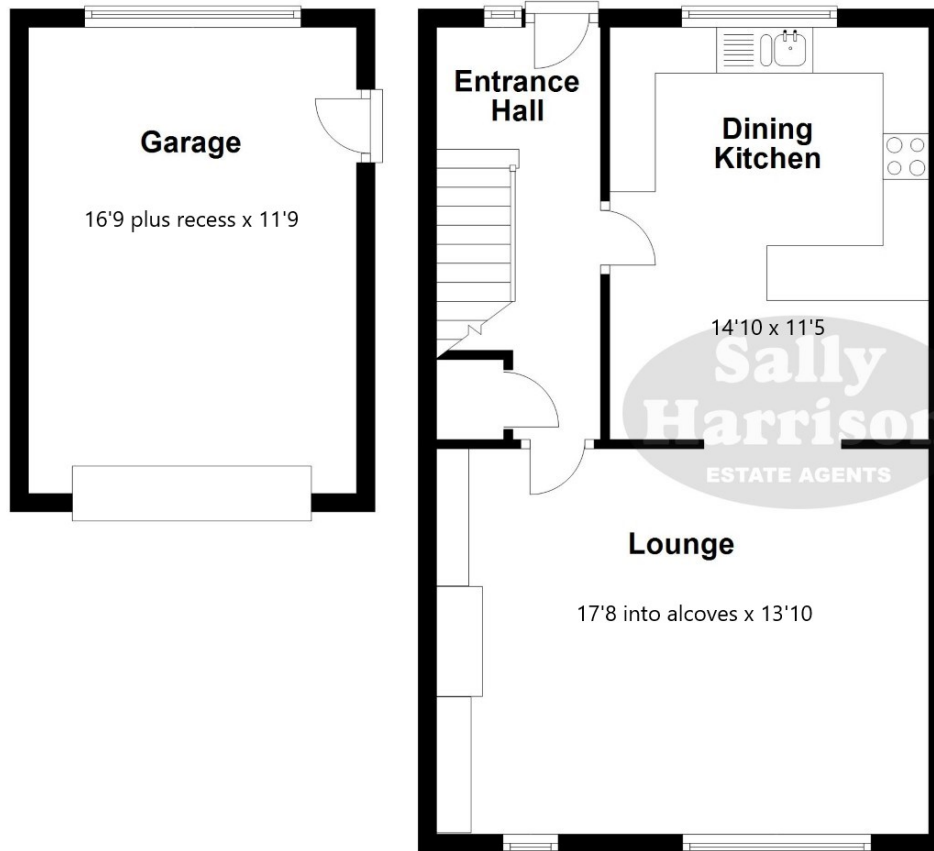
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FLOORPLAN

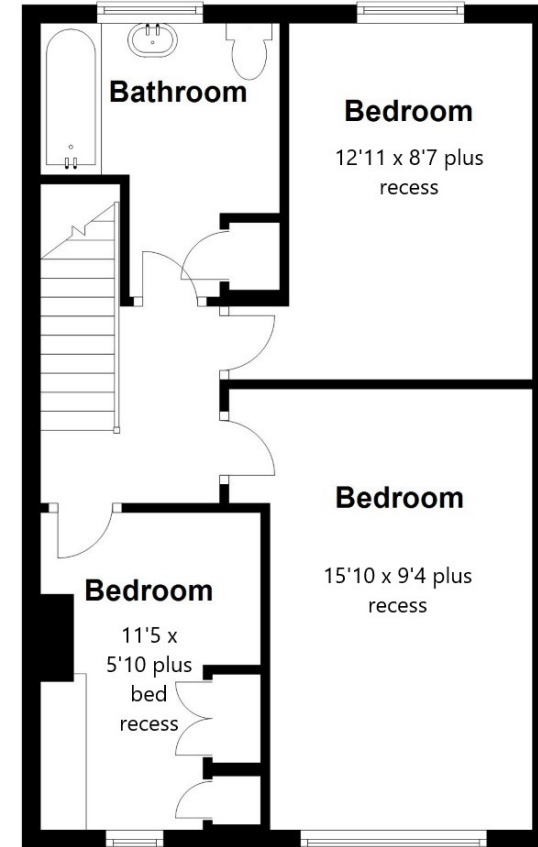
Ground Floor

Approx. 65.8 sq. metres (708.1 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.1 sq. feet)



Total area: approx. 113.3 sq. metres (1219.2 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.

