



Lakeside Gardens, Foulridge

- Exclusive Gated Development
- Short Walk to Village Amenities
- Underfloor Heating Throughout Downstairs
- Quality Modern Bathrooms & Downstairs WC

- Lakeside Setting
- Close to Colne & Burney Town Centres
- Eastburn Kitchen with Quartz Worktops
- Solar Panels & Electric Car Charger

Asking Price £450,000

Tenure: Freehold

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HERE TO GET *you* THERE

Lakeside Gardens, Foulridge

DESCRIPTION

Hunters Bingley are proud to bring to the market this stunning property. Accessed through private electric gates, this exclusive development of 5 houses is situated in an idyllic lakeside setting, located between Foulridge Reservoir and Lake Burwain.

These executive new homes are only a short walk from the village amenities, including a bistro pub, cafe bar, Italian restaurant as well as multiple takeaways. Colne and Burnley are only a short drive or regular bus journey, which offer a wider range of shopping and entertainment options and also onward train journeys to Blackburn, Preston and beyond. The historic Leeds and Liverpool Canal is just a short stroll away and you are right on the doorstep of the Yorkshire Dales National Park and Forest of Bowland Area of Outstanding Natural Beauty.

This range of amenities ensures that you can enjoy the peace and quiet of countryside village life whilst also enjoying the conveniences of urban living.

Built in natural coursed stone with cut stone quoins to the corners and around all windows and doors, these houses will look right at home in their setting. Each new home comes with a high specification including an Eastburn fully fitted kitchen with Quartz premium worktop and quality modern fitted bathrooms with downstairs WC.

These homes are built and insulated to a high standard and with underfloor heating downstairs, a brand new efficient boiler, solar panels and an electric car charger, they are very efficient and economical to run.

There are two House Types available, with the first expected to be ready early 2026:

- 2 x House Type A - Detached 5-bedroom - £650,000
- 1 x House Type B - Link-Detached 4-bedroom - £450,000

House Type B features a spacious Kitchen / Dining room as well as a separate Living Room, Utility and Garage. Upstairs are 4 bedrooms including a Master Bedroom Suite with an en-suite bathroom and walk-in wardrobe, and a spacious House Bathroom.

Get in touch with us now for more information.



Please contact our Hunters Bingley Sales Office on 01274 511 509 if you wish to arrange a viewing appointment for this property or require further information.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		94	94	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC			

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

