



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Skipton Road, Foulridge, BB8 7NW

Offers Over £650,000

AN EXCEPTIONAL DETACHED PROPERTY WITH OUTSTANDING VIEWS OVER LAKE BURWAIN

Offering an abundance of indoor and outdoor space, enviable wraparound gardens and panoramic lake views, this exceptional three double bedroom detached property is being proudly welcomed to the market in the desirable location of Foulridge. With three garages, three bathrooms, stunning landscaped gardens and modern fixtures and fittings, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Colne, Barnoldswick, Skipton and major motorway links. With ample off road parking, stunning countryside walks, stylish interiors and having been presented and maintained to the highest standard throughout, this property is truly not to be missed!

The property comprises briefly; a welcoming entrance porch provides access through to a hallway. The hallway guides you through to a spacious reception room, dining room, contemporary bespoke fitted kitchen, two double bedrooms, bathroom, utility room and staircase to the first floor. The kitchen boasts modern wall and base units, high quality integrated appliances and leads out to the rear balcony through bi-folding doors. The second bedroom boasts access on to an en suite shower room. The first floor comprises of doors on to a fantastic main bedroom with Juliette balcony overlooking Lake Burwain and access on to an en suite shower room and study/walk in wardrobe. Externally there are stunning wraparound gardens with laid to lawn, bedding, paving, mature shrubs, artificial lawn, ample gated off road parking, balcony, access to a double and single garage.

For further information or to arrange a viewing please contact our Burnley branch at your earliest convenience.

Skipton Road, Foulridge, BB8 7NW

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 3  3  2  D

- Impressive Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Multiple Garages
- EPC Rating D
- Three Bedrooms
- Ample Living Space
- Tenure Freehold
- Three Bathrooms
- Stunning Views Across Lake Burwain
- Council Tax Band F

Ground Floor

Entrance Porch

Composite double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, coving and hardwood single glazed doors to hall.

Hall

23'1 x 12'3 (7.04m x 3.73m)

Central heating radiator, coving, spotlights, smoke detector, storage cupboard, hardwood single glazed double doors to kitchen and dining room, doors to reception room, utility, bathroom, two bedrooms and stairs to first floor.

Reception Room

19'0 x 12'9 (5.79m x 3.89m)

Two UPVC double glazed windows, central heating radiator, coving, living flame gas fire with limestone hearth and surround, television point and two feature wall lights.

Kitchen

18'3 x 13'6 (5.56m x 4.11m)

Central heating radiator, range of bespoke Simpsons panel wall and base units with quartz work surfaces, stainless steel inset one and a half bowl sink and drainer with high spout mixer tap, integrated electric Miele oven, warming drawer and microwave, four ring induction hob and extractor hood, integrated full length fridge, plumbing for dishwasher, space for wine cooler, breakfast bar, spotlights, pull out sockets, Karndean flooring with underfloor heating and UPVC double glazed bi-folding door to rear.

Dining Room

11'1 x 10'11 (3.38m x 3.33m)

UPVC double glazed window, central heating radiator and coving.

Utility

9'8 x 4'10 (2.95m x 1.47m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect work surfaces, stainless steel sink and drainer with mixer tap, plumbing for washing machine, tiled splashback, tiled effect vinyl flooring and UPVC double glazed frosted door to rear.

Bedroom Two

14'1 x 11'11 (4.29m x 3.63m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes, television point and door to en suite.

En Suite

7'5 x 5'0 (2.26m x 1.52m)

UPVC double glazed frosted window, central heated towel rail, double direct feed rainfall shower enclosed, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Three

17'6 x 11'3 (5.33m x 3.43m)

Two UPVC double glazed windows and two central heating radiators.

Bathroom

8'8 x 5'5 (2.64m x 1.65m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, panel bath with mixer tap and overhead direct feed shower, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and tiled flooring.

First Floor

Bedroom One

30'11 x 12'4 (9.42m x 3.76m)

Central heating radiator, spotlights, television point, integrated storage, air ventilator and air conditioning, glass doors to study/walk-in wardrobe, en suite and UPVC double glazed French doors to Juliet balcony.

En Suite

14'1 x 5'9 (4.29m x 1.75m)

Central heated towel rail, dual flush WC, bidet, vanity top wash basin with mixer tap, walk-in double direct feed double head shower enclosed, LED illuminated heated mirrors, tiled elevations, spotlights, extractor fan and tiled flooring with underfloor heating.

Study/Walk-in Wardrobe

14'2 x 13'3 (4.32m x 4.04m)

UPVC double glazed window, central heating radiator, Simpsons solid wood fitted wardrobes and desk.

External

Wraparound garden with artificial lawn, laid to lawn, bedding areas, stone chippings, mature shrubbery, off road parking, double garage, single garage, balcony and storage.



Tel: 01282469023

www.keenans-estateagents.co.uk