



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Greystones, Skipton Old Road, Foulridge, BB8 7QE

Offers In The Region Of £474,950

AN ENVIABLE TRUE BUNGALOW ON AN IMPRESSIVE PLOT

Having been presented and maintained beautifully throughout with spacious rooms, fantastic gardens and ample off road parking, 'Greystones' is an idyllic three bedroom detached true bungalow which is being proudly welcomed to the market in the desirable location of Foulridge. With panoramic countryside views, added conservatory and well lit rooms, this property is the perfect home for any family or couple truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Barnoldswick, Colne, Skipton and major motorway links. With three double bedrooms, stunning wrap around gardens and neutral decoration, this property is ready to move straight into!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room, fitted kitchen and three double bedrooms. The dining room leads on to a conservatory whilst the kitchen leads on to a utility room. Externally there is an enclosed wrap around garden with laid to lawn, paving, bedding, rockery, mature shrubs, timber storage shed and gated off road parking.

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

Greystones, Skipton Old Road, Foulridge, BB8 7QE

Offers In The Region Of £474,950

 3  1  3  E

- Spacious Detached Bungalow
- Abundance of Living Space
- Ample Off Road Parking
- EPC Rating E
- Three Double Bedrooms
- Open Aspect Views
- Tenure Freehold
- Three Piece Bathroom Suite
- Immaculate Wraparound Gardens
- Council Tax Band E

Ground Floor

Entrance Vestibule

4' x 3'1 (1.22m x 0.94m)

Hardwood single glazed frosted front door, picture rail, tiled flooring and hardwood single glazed frosted door to hall.

Hall

26'1 x 10'4 (7.95m x 3.15m)

Central heating radiator, coving, access to loft via pull down ladder with lighting, oak doors leading to reception room, dining room, kitchen, three bedrooms and bathroom.

Reception Room

14'4 x 14' (4.37m x 4.27m)

UPVC double glazed bow window, UPVC double glazed window, central heating radiator, coving, dado rail, television point, open coal gas fire with tiled hearth, surround and oak mantel.

Dining Room

14'5 x 12'1 (4.39m x 3.68m)

Central heating radiator, coving, UPVC double glazed sliding door to rear and UPVC double glazed French doors to conservatory.

Conservatory

11'3 x 9'9 (3.43m x 2.97m)

UPVC double glazed windows, double glazed roof, tiled flooring and UPVC double glazed French doors to rear.

Kitchen

11'11 x 10'11 (3.63m x 3.33m)

UPVC double glazed window, central heating radiator, range of wood effect wall and base units with granite effect surfaces, tiled splashback, composite one and a half sink and drainer with high spout mixer tap, integrated high rise electric oven and microwave, four ring gas hob and extractor hood, space for fridge freezer and plumbing for dishwasher, coving, tiled effect lino flooring and oak door to utility room.

Utility Room

11'10 x 6'11 (3.61m x 2.11m)

UPVC double glazed window, range of wood effect wall and base units, granite effect surfaces, tiled elevations, stainless steel sink and drainer with mixer tap, integrated storage, tiled effect lino flooring and UPVC double glazed frosted door to side elevation.

Bedroom One

14'1 x 12'5 (4.29m x 3.78m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

12'3 x 11'8 (3.73m x 3.56m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Three

12'3 x 10' (3.73m x 3.05m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

8'10 x 5'5 (2.69m x 1.65m)

Central heating radiator, wood panelled bath with mixer tap and overhead direct feed shower, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, coving, wood cladding to ceiling, spotlights, integrated linen cupboard, extractor fan and tiled effect lino flooring.

External

Wraparound laid to lawn garden with paving, bedding areas, timber store, shed, mature shrubs, gate to field and ample off road parking.



Tel: 01282469023

www.keenans-estateagents.co.uk