



PROCTORS

ESTATE AGENTS

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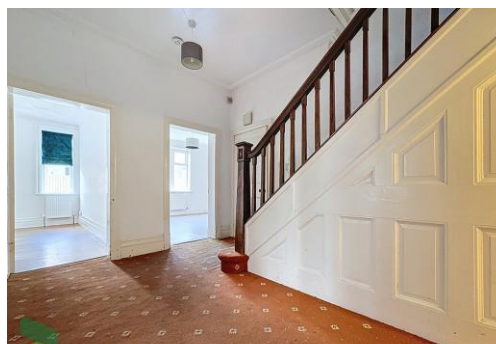


The Vicarage, Skipton Road, Foulridge, BB8 7NP

(Offers In Region Of) £500,000

A distinguished, large, detached house, set in generous grounds in this sought after locality on the fringe of Foulridge village, close to the attractive Lake Burnwain. The property is within 3 miles of the M65 for commuting to employment centres throughout Lancashire, Greater Manchester and Liverpool. Skipton is 10 miles from the A65 corridor at Keighley providing easy journey times to the Leeds/West Yorkshire conurbation or north to Skipton and the Yorkshire Dales/Lake District National Park, the local landmark of Pendle Hill is 6 miles away.

The property provides spacious living accommodation and has 3 reception rooms, kitchen, separate utility room, and cloakroom on the ground floor. There are 5 bedrooms, a bathroom separate WC and walk in airing cupboard on the first floor. There is internal access into an integral garage. It has gas central heating and PVC double glazing. Externally there are generous gardens to all sides and a driveway leading to the garage.



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This early 20th century, large family home offers scope to modernise to individual taste - the garage would convert to create a large family living space/kitchen with ample scope in the garden for replacement outbuildings.

TENURE

We have been advised that the property is freehold

ACCOMMODATION

ENTRANCE VESTIBULE

ENTRANCE HALL

Radiator, open stair case, storage cupboard

TWO PIECE CLOAKS

Wash basin, WC, radiator, single glazed window

LIVING ROOM

16' x 17' 6" (4.88m x 5.33m) Into bay window, 2 double radiators, living flame gas in fire surround

SITTING ROOM

16' 11" x 14' 4" (5.16m x 4.37m) Living flame gas fire in fire surround, two radiators

MORNING ROOM

14' 4" x 13' 6" (4.37m x 4.11m) Radiator

KITCHEN

14' 3" x 13' 11" (4.34m x 4.24m) Wall and floor units including drawers, stainless steel sink drainer unit, double radiator

PANTRY

2' 6" x 4' (0.76m x 1.22m) Shelving

REAR HALL

11' 10" x 7' 10" (3.61m x 2.39m) Door to garage

UTILITY

Gas fired central heating boiler unit, radiator

FIRST FLOOR LANDING

Radiator



Tenure	Unknown
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	58d

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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BEDROOM 1

17' x 14' 4" (5.18m x 4.37m) Radiator

BEDROOM 2

13' 5" x 13' 3" (4.09m x 4.04m) Radiator, wash basin

BEDROOM 3

15' 11" x 13' 10" (4.85m x 4.22m) Radiator, wash basin

BEDROOM 4

14' 4" x 13' 6" (4.37m x 4.11m) Radiator

BEDROOM 5

15' 3" x 8' 9" (4.65m x 2.67m) Radiator

WALK IN AIRING CUPBOARD

11' 6" x 4' 7" (3.51m x 1.4m)

BATHROOM

Panelled bath, shower and screen, wash basin, 2 windows, radiator

SEPERATE WC

Radiator

GARAGE

Gardens to front side and rear, driveway and parking for several vehicles

SPECIAL CONDITIONS

- 1) To use the property as a single family dwelling only - extensions or the building of family annexe(s) will not breach this covenant.
- 2) The buyer to covenant to remove the description 'vicarage, old vicarage, rectory or manse' from the address of the property immediately after completion of the purchase.
- 3) Not to carry out any commercial or non-residential use of the property which would constitute any adverse impact on the adjacent church in terms of activity/noise/disturbance within this residential area.

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE



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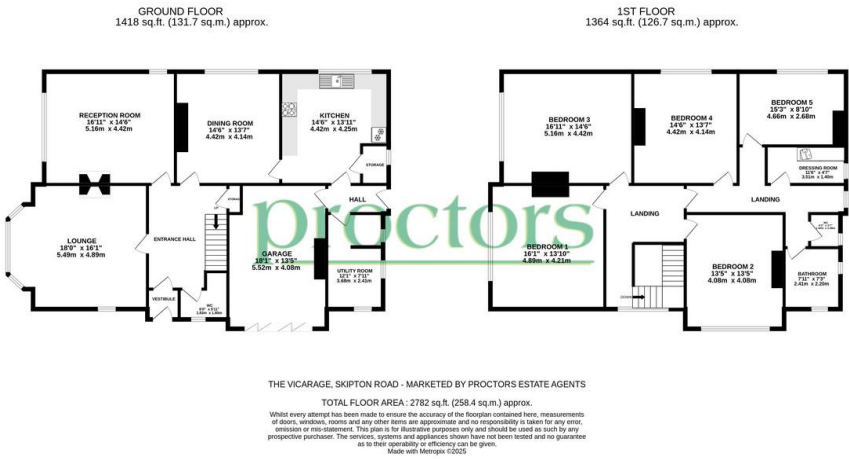
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	75 C
39-54	E		
21-38	F		
1-20	G		