

DESCRIPTION

*** NEW HOME - 3 BEDROOM DETACHED - STONE BUILT - SOLAR PANELS***

Introducing the Pendleton, a charming three-bedroom detached family home that serves as our showpiece. This home features a traditional layout that radiates warmth and comfort.

Upon entry, a welcoming hallway leads you into an inviting open-plan area that seamlessly combines the kitchen, dining, and lounge spaces. Patio doors open onto a turfed garden, perfect for outdoor activities. The thoughtful design includes under-the-stairs storage and a convenient downstairs toilet. A separate utility room, accessible from the kitchen, adds an extra layer of practicality.

Upstairs, you'll find two generously sized double bedrooms and a single bedroom, offering flexibility for various needs. The master suite stands out with its ample space and three-piece ensuite bathroom, providing a luxurious retreat. The other bedrooms share a well-appointed house bathroom.

The landing enhances the upper level's sense of space and functionality, featuring a storage area to keep everything organised. The Pendleton combines thoughtful design and practical amenities, making it an ideal family home.

Visit us Thursday - Monday 10:30am - 5pm. You don't need an appointment to view, but if you would like a little dedicated time please get in touch to arrange one. We look forward to welcoming you.





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Why buy a Skipton Properties home?

At Skipton Properties, we're more than builders of exceptional homes. We're a family-run business with a passion for creating thriving communities. Our highly skilled team is committed to exceeding expectations through outstanding quality and expert craftsmanship. We believe a home is more than just a place to live; it's the foundation for a happy and fulfilling life. With New Homes, Reimagined, we want to inspire homeownership for generations to come with homes that set us apart from the average house builder and are infused with our family's warmth, care, and love.

About the area

The historic market village of Foulridge, situated close to Colne, Lancashire, was once a hat-making community, and evidence can be seen of weaver's cottages surrounding the village. Alongside the A56 through Foulridge is a large reservoir, also known as Lake Burwain, where boating and yachting take place regularly throughout the year. The reservoir feeds the Leeds to Liverpool Canal, where you will find the historic Mile Tunnel and canal wharf. The wharf is a picturesque stretch of the canal where you can go on a boat cruise, have a drink and meal, or wander up the towpath, taking in the sights. The large canal-side warehouse, which is now a café bar, is sympathetically restored, and the Mile Tunnel, another popular tourist attraction, is of particular interest.

About Croft Mill

This exquisite development features 17 homes, you'll find 3-bedroom and four 4-bedroom properties, each built with natural stone and fitted with solar panels to ensure our homes are more energy and financially efficient than ever. Situated in the heart of Foulridge, our homes are perfectly located for those seeking a peaceful village lifestyle. With nine distinct house styles to choose from, we're confident that you'll find the perfect home for you and your family at Croft Mill.

Our Part Exchange Process

- *The value of your current home should not exceed 2/3 of the value of the Skipton Properties home you are looking to purchase
 - *The home you look to Part Exchange must be your main residence
 - *We will arrange up to three valuations from local estate agents we have established relationships with to ensure we are offering you a fair price based on a 6-week selling price
 - *Once we have made you a Part Exchange offer, it will remain valid for 3 days. Once accepted you can reserve your new home!
- For full details please see our website.

Part Exchange Available

At Skipton Properties, we're committed to making the home-buying experience smoother and more enjoyable for you. You may have the option, via our Part Exchange scheme to purchase one of our homes with the assurance of a cash buyer for your home. Not only will you have the peace of mind by having a guaranteed buyer, you will also avoid any estate agency fees and also stay in your current home until your new home is complete. Part Exchange streamlines the process of selling your home allowing you to focus on the future.

Contact us today

We may be able to help you move with SimpleMove. Let us take the stress out of selling your home. We manage the sales process with an estate agent and also pay their fees. Find out more today. Contact our team for further details and start your homebuying journey today.

Consumer Protection Regs

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold Managed' and the Council Tax Band is to be confirmed.

The service charge is approximately £312 per year.

The title shows the property contains restrictive covenants. These should be raised and satisfied by your chosen legal or sales advisor on site.

Parking - Driveway.

Rights and easements –None highlighted.

Restrictions – not conservation area, not a listed building status, no tree preservation orders in place.

Building safety – None identified.

Accessibility/Adaptations – Wheelchair access - essential living accommodation on entrance level and bedrooms to the first floor.

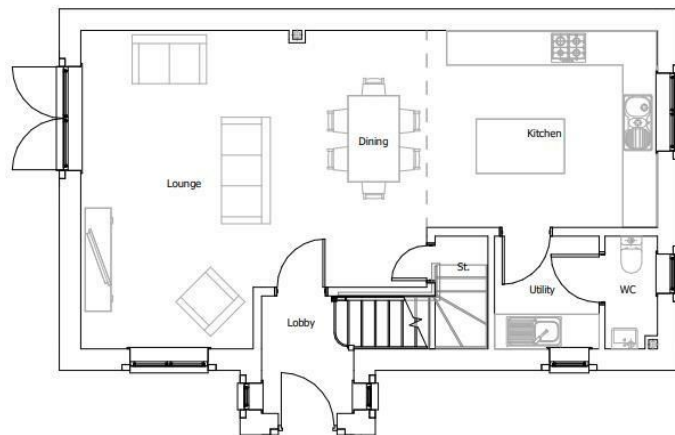
Utility supply - Mains gas, electric and water.

Coastal erosion risk - None.

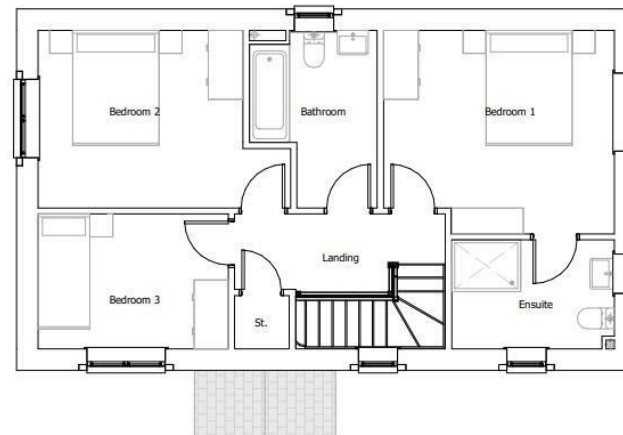
Planning permission – Planning granted.

Flood Risk - Low.

Coalfield or mining area - Unknown.



Ground Floor Plan



First Floor Plan

The Pendleton

Lounge / Dining	18' - 2"	x	19' - 9"
Kitchen	11' - 3"	x	13' - 2"
Utility	6' - 5"	x	6' - 0"
WC	6' - 5"	x	3' - 0"
Store	6' - 5"	x	3' - 0"
Bedroom 1	13' - 2"	x	11' - 7"
Ensuite	9' - 4"	x	6' - 3"
Bedroom 2	11' - 9"	x	10' - 2"
Bedroom 3	10' - 11"	x	7' - 8"
Bathroom	7' - 4"	x	10' - 2"
Store	3' - 2"	x	3' - 0"

Floor Area - 1217 ft²

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Disclaimer- All descriptions advertised digitally or printed in regards to this property are the opinions of Fardella & Bell Estate Agents. and their employees with any additional information advised by the seller. Properties must be viewed in order to come to your own conclusions and decisions. Although every effort is made to ensure measurements are correct, please check all dimensions and shapes before making any purchases or decisions reliant upon them. Please note that any services, appliances or heating systems have not been tested by Fardella & Bell Estate Agents and no warranty can be given or implied as to their working order



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