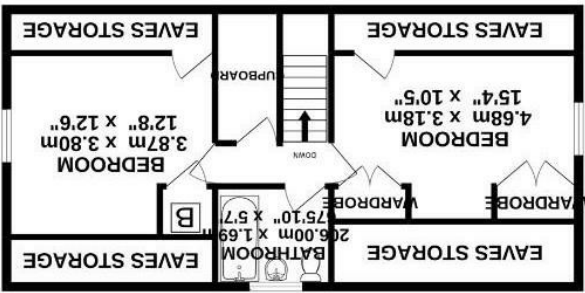




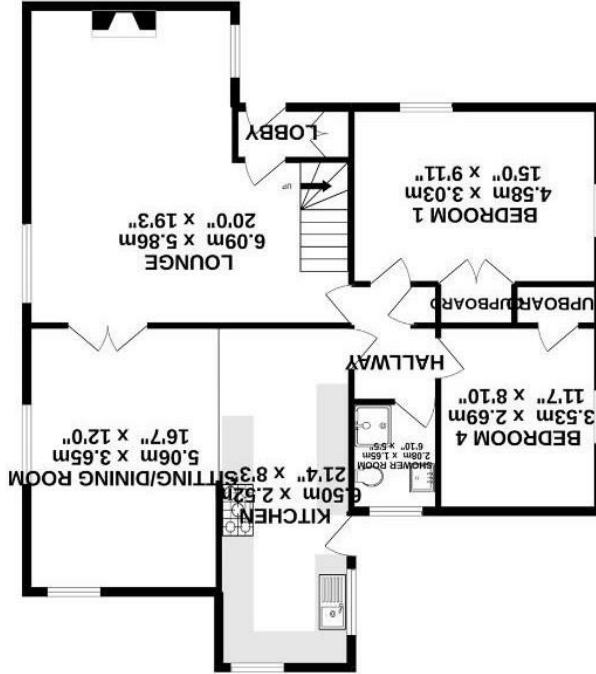
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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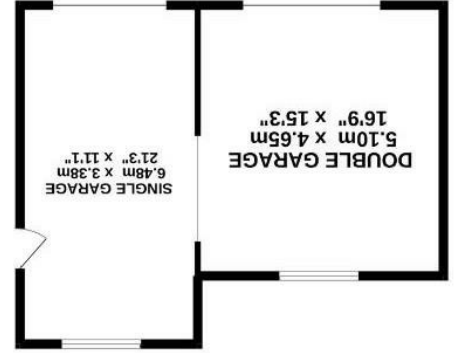
TOTAL FLOOR AREA : 206.5 sq.m. (2223 sq.ft.) approx.



1ST FLOOR
57.2 sq.m. (616 sq.ft.) approx.



GROUND FLOOR
149.3 sq.m. (1607 sq.ft.) approx.



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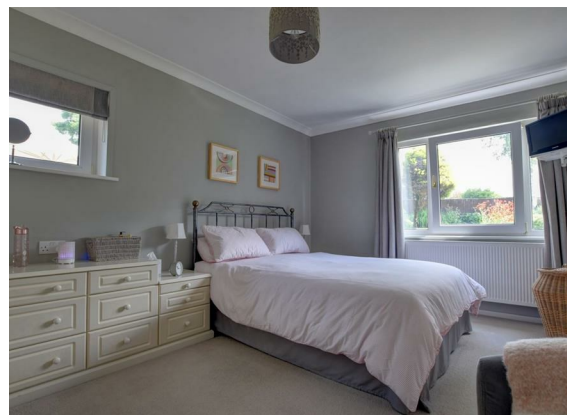


2 Pasture Drive

Foulridge
BB8 7NX



Council Tax Band: F



Occupying a quiet position in this highly desirable residential area in the heart of the sought after village of Foulridge. This spacious detached dwelling would make an ideal purchase for a variety of buyers. The vendors originally bought the property through Petty's approximately 40 years ago!

Description

Occupying a quiet position in this established, highly desirable, residential area in the heart of the sought after village of Foulridge. This spacious, detached dwelling would make an ideal home for a variety of purchasers. The property is perfectly located approximately 1 hour 20 minutes from both Leeds and Manchester as well as a short distance from the historic market town of Skipton and the Yorkshire Dales beyond. The vendors originally purchased the property through Petty approximately 40 years ago.

On entering the property to the ground floor you are greeted by the entrance lobby fitted with storage cupboard. From the lobby you walk into a large 'L' shaped lounge that has a stone fireplace with an inset gas fire. Stairs from the lounge provide access to the first floor. Accessed via double doors is a fabulous open plan kitchen diner. The kitchen houses a matching range of base and eye level units with granite worktops, matching breakfast bar, stainless steel sink unit with mixer tap, integrated fridge/freezer, dishwasher, washing machine and tumble dryer, fitted electric oven, built in five ring gas hob with extractor hood and built in microwave. A UPVC double glazed door leads to rear garden. The inner hallway has a built in cupboard. There are two double bedrooms each with fitted storage cupboards and the main bedroom has fitted wardrobes. There is a modern three piece shower room with a shower room with a shower cubicle, low level w.c and vanity sink unit.

To the first floor is a landing with a large storage cupboard. There are two excellent sized double bedrooms one of which has fitted wardrobes. Both bedrooms have boarded out eave storage space on either side. There is a paneled bath, pedestal wash hand basin and w.c. From the first floor you can see out onto lake Burwain, Pendle Hill and the surrounding countryside.

Externally there are well tended mature gardens surrounding all sides of the property. A large driveway leads to a detached 'treble' garage with remote up and over doors, power, lighting and water. To the rear and sides are private gardens with a variety of plants, shrubs and trees with lawned areas, patio, pond and greenhouse.

The property benefits from UPVC double glazing and gas fired central heating.

Location

Proceed away from Colne town centre via Skipton Road. On entering Foulridge village turn left into Alma Avenue and proceed to the very end then turn right. The subject property is immediately located to the 'right'.

View more about this property online....

www.pettyreal.co.uk

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