



Skipton Old Road, Foulridge Offers In The Region Of £349,950

Welcome to Skipton Old Road, Foulridge - a charming semidetached double fronted cottage that perfectly blends traditional charm with modern convenience. This delightful property boasts two reception rooms, traditional kitchen featuring an aga cooker, useful utility room, three bedrooms, a bright and airy sunroom and a modern three piece bathroom suite. Situated in an idyllic location set adjacent to open countryside, this home offers a peaceful retreat. The property spans 1,205 sq ft, providing plenty of room to make it your own. The combination of traditional features and modern amenities gives this home a unique character that is sure to impress. From the classic architecture to the contemporary updates, this property offers the best of both worlds. Early viewings are advised to avoid disappointment.

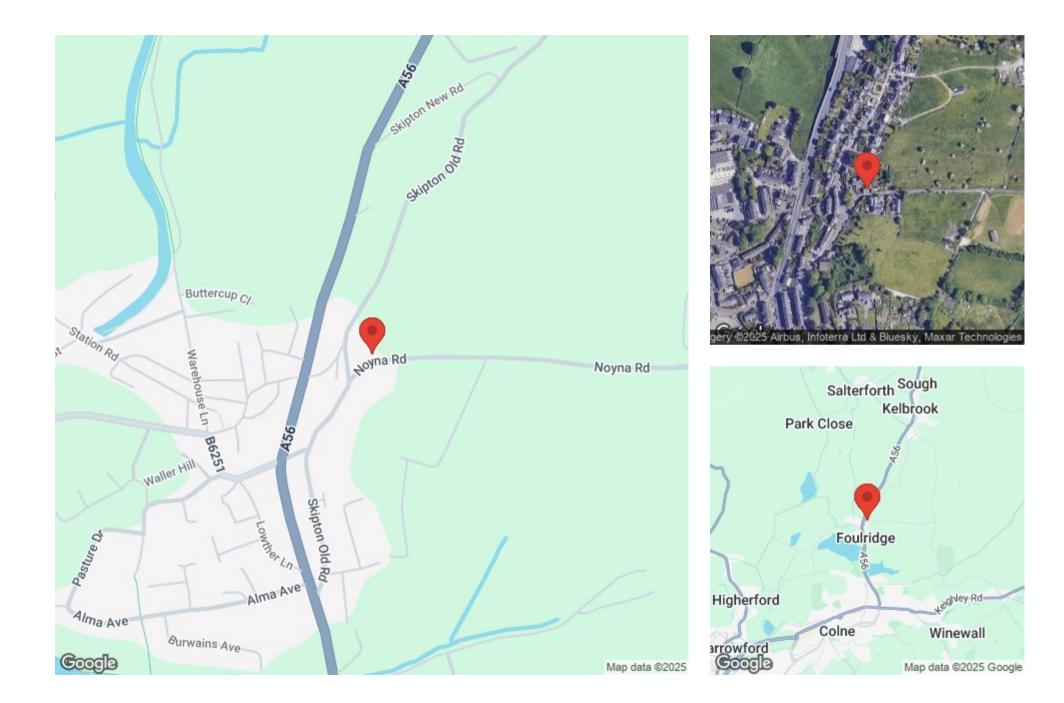


RIBBLE VALLEY

20 WELLGATE CLITHEROE LANCASHIRE. BB7 2DP T: 01200 435667 **BURNLEY & PENDLE**

75 GISBURN ROAD BARROWFORD LANCASHIRE. BB9 6DX T: 01282 560024







BB8 7QA

Lancashire

BEDROOM ONE 10'7" x 13'3" (3.25m x 4.04m)

A bedroom of double proportions having fitted wardrobes, space for additional drawers, exposed wood ceiling beams, 1x central heating radiator and uPVC double glazed sliding sash windows to the front elevation.

BEDROOM TWO 9'11" x 10'10" (3.04m x 3.31m)

Another bedroom of double proportions with integrated wardrobes, space for drawers, 1x central heating radiator and uPVC double glazed sliding sash windows to the front elevation.

BEDROOM THREE 7'5" x 8'11" (2.28m x 2.74m)

A bedroom of single proportions with space for drawers, 1x central heating radiator and uPVC double glazed panelled window to the rear elevation.

BATHROOM

A modern three piece bathroom suite comprising of: a bathtub with rain fall shower head above and glass shower screen, tiled splash back, sink in vanity unit, low level w.c, wall mounted modern radiator, exposed wood ceiling beams, air extraction fan, recessed LED spotlights and uPVC double glazed frosted window to the rear elevation.

SUN ROOM 7'2" x 11'1" (2.19m x 3.38m)

A bright and airy sun room with tiled flooring, space for a settee, exposed brick wall feature, 1x wall light, 1x central heating radiator, uPVC double glazed window and patio doors to the rear elevation.

INNER HALLWAY

Having tiled flooring, exposed wood ceiling beams, exposed brick wall feature,

EXTERNALLY

Externally to the front is a forecourt with mature shrubs and flowerbeds. To the rear elevation you will find a flagged patio area with space for garden furniture, lawned area, mature shrubs, flowerbeds, outside water tap and a storage shed.

360 DEGREE VIRTUAL TOUR

https://bit.ly/skipton-old-road-foulridge

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.

Welcome to Skipton Old Road, Foulridge - a charming semidetached double fronted cottage that perfectly blends traditional charm with modern convenience. This delightful property boasts two reception rooms, traditional kitchen featuring an aga cooker, useful utility room, three bedrooms, a bright and airy sunroom and a modern three piece bathroom suite. Situated in an idyllic location set adjacent to open countryside, this home offers a peaceful retreat. The property spans 1,205 sq ft, providing plenty of room to make it your own. The combination of traditional features and modern amenities gives this home a unique character that is sure to impress. From the classic architecture to the contemporary updates, this property offers the best of both worlds. Early viewings are advised to avoid disappointment.

GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 12'1" x 13'0" (3.70m x 3.97m)

A family sized living room with a television point, space for settees, log burner set within exposed brick fireplace, 1x central heating radiator, 1x wall light, exposed wood ceiling beams, storage cupboard and uPVC double glazed sliding sash windows to the front elevation.

DINING ROOM 9'3" x 12'11" (2.84m x 3.94m)

With space for a dining table an chairs, coal fire, 2x wall lights, 1x central heating radiator, exposed wood ceiling beams, door to storage cupboard and uPVC double glazed sliding sash windows to the front elevation.

KITCHEN 12'2" x 8'9" (3.71m x 2.67m)

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, tiled flooring, inset sink with chrome mixer tap. Aga cooker, exposed wood ceiling beams, recessed LED spotlights and wood frame window to the rear elevation.

UTILITY ROOM 7'1" x 10'2" (2.17m x 3.10m)

A useful utility room having tiled flooring, fitted wall and base units with contrasting worktops, tiled splash back, inset sink with chrome mixer tap, plumbing for a washing machine, space for a dishwasher and under counter fridge, 1x central heating radiator, 1x wall light, exposed wood ceiling beams, uPVC double glazed window and door to the side elevation.

FIRST FLOOR / LANDING On the first floor / landing you will find:





OUTSIDE

Externally to the front is a forecourt with mature shrubs and flowerbeds. To the rear elevation you will find a flagged patio area with space for garden furniture, lawned area, mature shrubs, flowerbeds, outside water tap and a storage shed.





