



Hilton &
Horsfall

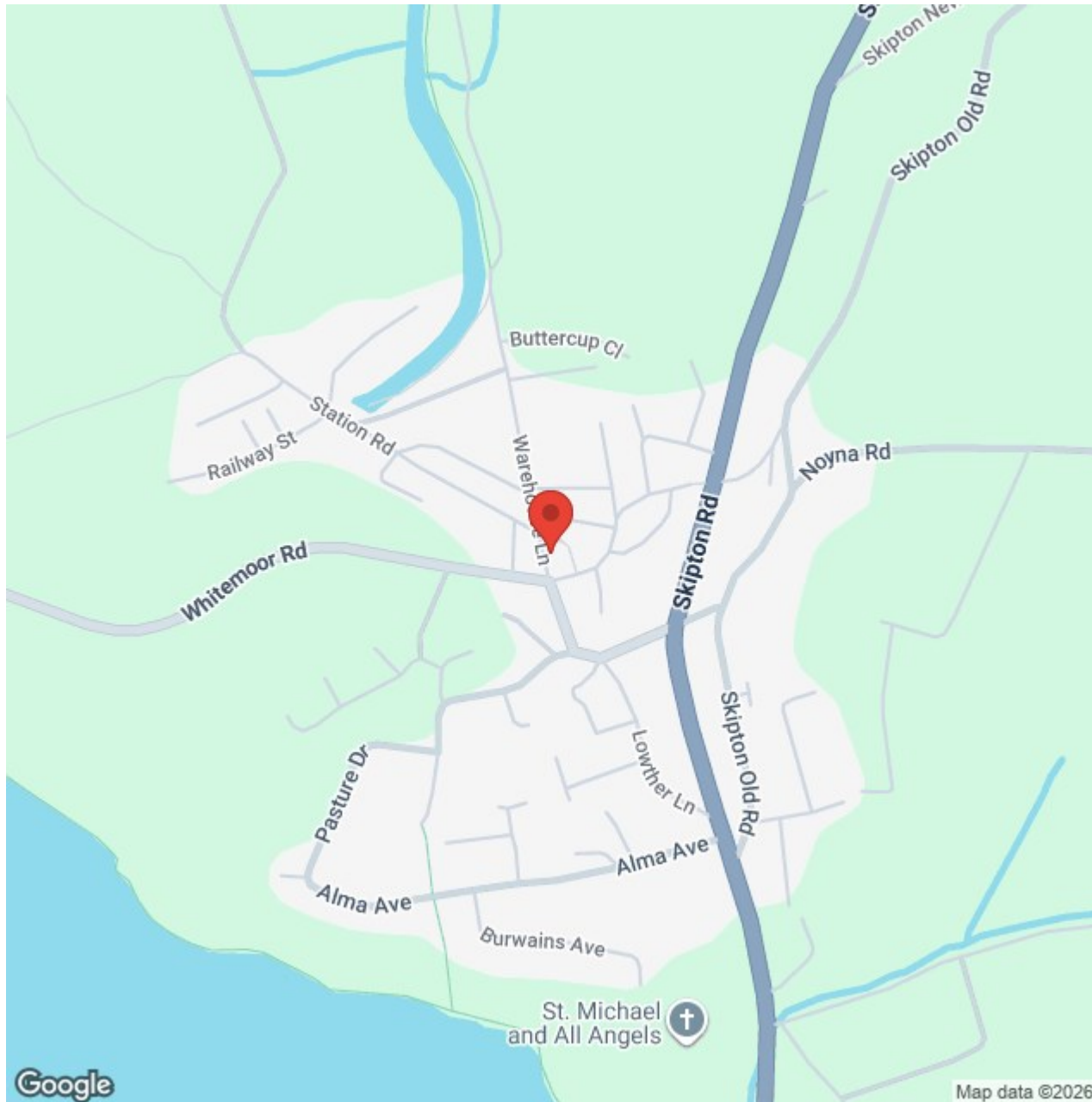
Warehouse Lane, Foulridge

Offers Over £135,000

- Mid-terrace property
- Two bedrooms
- Spacious living room
- Modern fitted kitchen
- Contemporary three-piece shower room
- Enclosed rear yard (sun trap)

A well-presented two bedroom mid-terrace property situated in the highly desirable village of Foulridge, offered to the market with no onward chain. The property provides well-proportioned accommodation throughout, briefly comprising a spacious living room to the front and a modern fitted kitchen to the rear with access out to the yard. To the first floor are two bedrooms, including a generously sized double, along with a contemporary three-piece shower room. Externally, the property benefits from a low maintenance rear yard which is a real sun trap, providing an ideal space for outdoor seating and entertaining. Conveniently located close to local amenities, well-regarded schools and scenic canal-side walks, this property would be well suited to first time buyers, downsizers or buy-to-let investors.







Lancashire

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GROUND FLOOR

LIVING ROOM 14'0" x 13'4" (4.29m x 4.08m)

A spacious and inviting living room positioned to the front of the property, featuring a large window allowing for plenty of natural light and a composite entrance door. The room benefits from a feature fireplace set within a decorative chimney breast, creating a focal point, along with neutral décor and ample space for both seating and dining furniture if required.

KITCHEN 9'3" x 13'2" (2.83m x 4.03m)

A spacious and well-appointed fitted kitchen comprising a range of matching wall and base units with contrasting solid wood work surfaces, incorporating a stainless steel sink with drainer, integrated oven with electric hob and extractor hood over, and space for additional appliances. The room benefits from a large window allowing for plenty of natural light, along with a rear access door leading out to the yard. Finished with a tiled splashback and

modern flooring, this is a practical and stylish space ideal for everyday use.

FIRST FLOOR / LANDING

BEDROOM ONE 14'1" x 13'4" (4.31m x 4.08m)

A generously sized double bedroom positioned to the front of the property, benefiting from a large window allowing for plenty of natural light. The room offers ample space for a full suite of bedroom furniture and is finished with neutral décor, creating a bright and comfortable environment.

BEDROOM TWO 9'4" x 7'5" (2.87m x 2.27m)

A well-proportioned second bedroom positioned to the rear of the property, benefiting from a window providing natural light. The room is ideal for use as a single bedroom, home office or nursery, and is finished with neutral décor.

SHOWER ROOM 6'1" x 5'7" (1.87m x 1.71m)

A modern three-piece shower room comprising a walk-in shower with glass screen and tiled surround, low-level WC and a pedestal wash hand basin. The room is finished with contemporary flooring and benefits from a frosted window allowing for natural light and ventilation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/warehouselanefoulridge>

LOCATION

Situated in the highly sought-after village of Foulridge, this property enjoys a convenient position close to a range of local amenities including shops, cafés and well-regarded schools. The area offers excellent access to scenic countryside walks along the Leeds & Liverpool Canal, as well as nearby transport links providing easy access to Colne, Skipton and surrounding towns—making it ideal for both commuters and those seeking a semi-rural lifestyle.

PUBLISHING

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OUTSIDE

To the rear of the property is a low maintenance enclosed yard, offering a private outdoor space ideal for seating and entertaining. The yard benefits from being a real sun trap, making it a great spot to enjoy throughout the day. Gated access is provided to the rear.



Approximate total area⁽¹⁾

672 ft²

62.3 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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