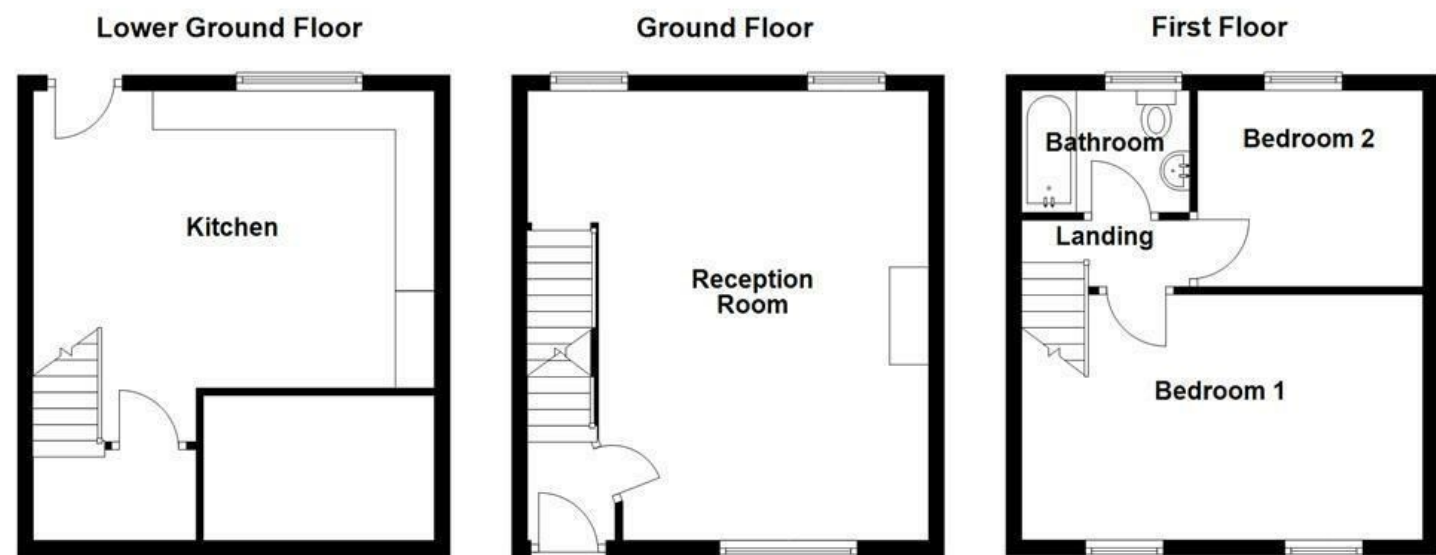




## Skipton Old Road, Foulridge, BB8 7QA

### Offers Over £180,000

STYLISH TWO BEDROOM MID TERRACE COTTAGE

Located on Skipton Old Road in the picturesque village of Foulridge, this delightful mid-terrace cottage offers a perfect blend of charm and modern living. With two spacious double bedrooms, this property is an ideal choice for first-time buyers seeking a welcoming home in a desirable location.

As you enter, you are greeted by a cosy lounge, complete with a charming fireplace that creates a warm and inviting atmosphere. The country-style kitchen is fitted with modern appliances, including a dishwasher, fridge and a washing machine. Making it a practical space for cooking and entertaining. The layout is thoughtfully designed, ensuring that every inch of the home is utilised effectively.

To the rear, you will find stunning views of Pendle Hill and Blacko Tower that enhance the tranquil setting of the property. The rear yard provides a private outdoor space, perfect for enjoying a morning coffee or an evening glass of wine. Additionally, the front offers a lovely spot to relax and soak in the surrounding beauty.

The family bathroom is conveniently located on the first floor, serving both bedrooms with ease. This home is ready to move into, allowing you to settle in without the hassle of extensive

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>82</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            | <b>51</b> |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Skipton Old Road, Foulridge, BB8 7QA

Offers Over £180,000

2 1 1 E

- Views of Pendle Hill and Blacko Tower
- Fitted Kitchen
- On Street Parking
- EPC Rating E
- Two Bedrooms
- Three Piece Bathroom
- Freehold
- Set Over Three Floors
- Enclosed Rear Yard
- Council Tax Band B

Ground Floor

Entrance Vestibule

5'7 x 3'8 (1.70m x 1.12m)

Reception Room

18'11 x 16'11 (5.77m x 5.16m)

Lower Ground Floor

Kitchen

16'8 x 14'9 (5.08m x 4.50m)

First Floor

Landing

6'4 x 3'1 (1.93m x 0.94m)

Bedroom One

15'6 x 9'8 (4.72m x 2.95m)

Bedroom Two

9'6 x 8'3 (2.90m x 2.51m)

Bathroom

6'5 x 5'2 (1.96m x 1.57m)

