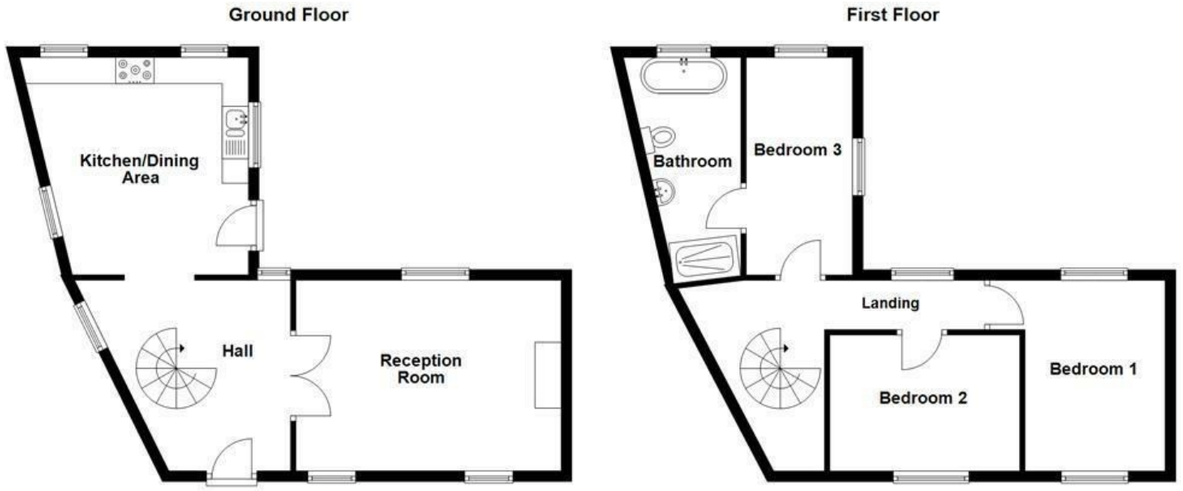
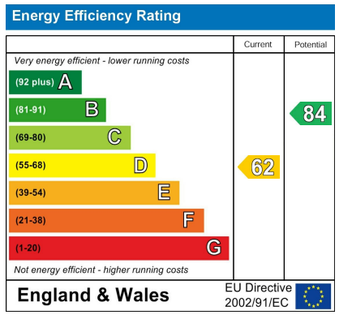
Keenans





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.

21 Manchester Road, BB11 1HG
Tel: 01282469023 | Email: burnley@keenans-estateagents.co.uk
www.keenans-estateagents.co.uk

Skipton Old Road, Foulridge, BB8 7QA

Offers Over £365,000

EXCEPTIONAL DETACHED COTTAGE

Nestled in the picturesque village of Foulridge, this charming detached cottage on Skipton Old Road is a delightful find for those seeking a home bursting with character. The property boasts three well-proportioned bedrooms, making it ideal for families or those wishing to have a guest room. The three-piece bathroom suite adds a touch of convenience to daily living.

As you step inside, you will be greeted by original features that truly enhance the cottage's appeal. The exposed stone walls and beams create a warm and inviting atmosphere, perfect for cosy evenings spent indoors. The reception room offers a lovely space for relaxation or entertaining guests, ensuring that this home is as functional as it is beautiful.

One of the standout features of this property is the extensive rear garden, which provides open aspect views that are sure to impress. This outdoor space is perfect for gardening enthusiasts or for simply enjoying the tranquillity of nature. Additionally, off-road parking for one vehicle adds to the convenience of this charming home.

Situated in a sought-after area, this cottage offers a unique blend of rural charm and modern living. With its characterful features and lovely surroundings, it presents an excellent opportunity for anyone looking to settle in a peaceful yet vibrant community. Don't miss the chance to make this delightful cottage your new home.

Skipton Old Road, Foulridge, BB8 7QA

Offers Over £365,000

3 1 1 D

- Charming Detached Cottage
- Country-Style Dining Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Bursting with Character
- Tenure Freehold
- Four Piece Bathroom Suite
- Impressive Rear Garden with Open Aspect Views
- Council Tax Band D

Ground Floor

Entrance Hall

12'10 x 12'0 (3.91m x 3.66m)

Hardwood entrance door, two UPVC double glazed leaded windows, two central heating radiators, exposed stone walls, exposed beams, solid wood flooring, doors leading to reception room, kitchen/dining area and spiral staircase to first floor.

Reception Room

17'3 x 11'11 (5.26m x 3.63m)

Three hardwood double glazed leaded windows, central heating radiator, cast iron log burning stove with flagged hearth and wooden mantel, television point, spotlights, and exposed beams.

Kitchen/Dining Area

14'4 x 13'1 (4.37m x 3.99m)

Four hardwood double glazed leaded windows, central heating radiator, range of base units with marble and solid wood work surfaces, tiled splashback, composite one and a half bowl sink with drainer and mixer tap, Rangemaster cooker with five ring gas hob, integrated extractor hood, Vaillant combination boiler, enclosed washing machine and dryer, space for fridge freezer, breakfast bar, spotlights and door to the rear.

First Floor

Landing

UPVC double glazed leaded window, spotlights, loft access, exposed stone walls and doors to three bedrooms.

Bedroom One

12'0 x 10'11 (3.66m x 3.33m)

Two UPVC double glazed leaded windows, central heating radiator and spotlights.

Bedroom Two

13'2 x 8'6 (4.01m x 2.59m)

UPVC double glazed leaded window, central heating radiator, spotlights and wood effect flooring.

Bedroom Three

13'2 x 6'8 (4.01m x 2.03m)

Two UPVC double glazed leaded windows, central heating radiator, spotlights, wood effect flooring and door to bathroom.

Bathroom

14'2 x 8'3 (4.32m x 2.51m)

UPVC double glazed leaded window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, freestanding roll top bath with mixer tap and rinse head, double direct feed shower enclosed, partially tiled elevations, spotlights, extractor fan and wood effect flooring.

External

Rear

Extensive laid to lawn gardens with bedding areas, paved patio, pond, mature trees, access to outbuilding featuring WC and open aspect views.

Front

Steps to entrance, access to rear garden and off road parking for one vehicle.

Tel: 01282469023

www.keenans-estateagents.co.uk