





Hilton &  
Horsfall

BB8 7PP

## Warehouse Lane, Foulridge Offers In The Region Of £145,000

- 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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### 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.



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## OUTSIDE

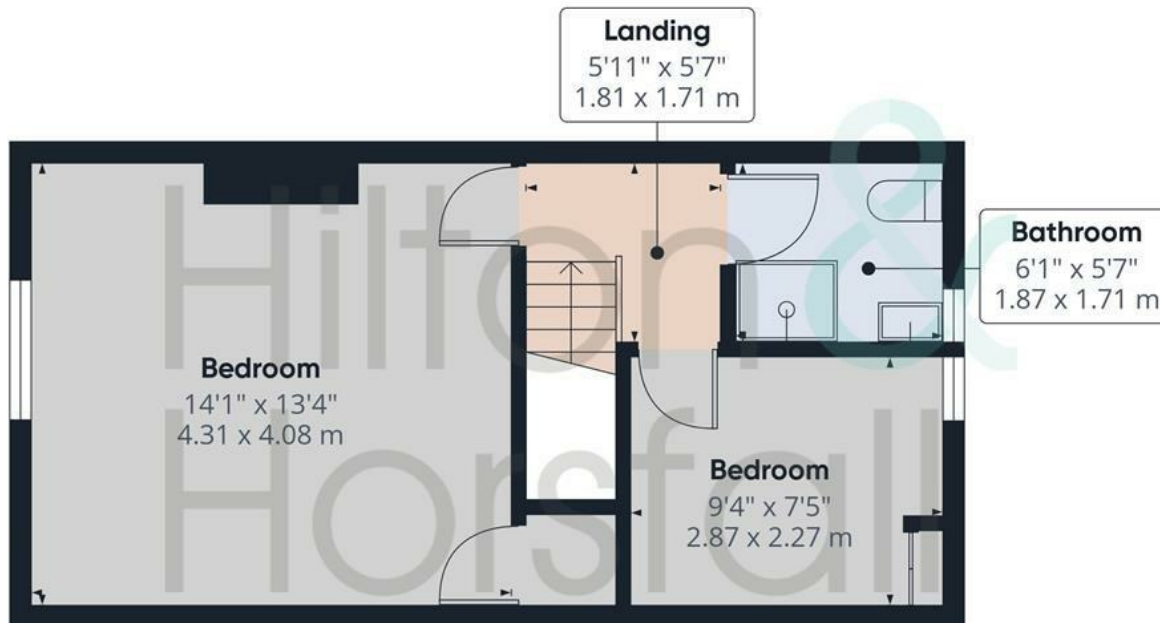
To the rear of the property is a low maintenance enclosed yard, offering a private outdoor space ideal for seating and entertaining. The yard benefits from being a real sun trap, making it a great spot to enjoy throughout the day. Gated access is provided to the rear.



Ground Floor

Approximate total area<sup>(1)</sup>

672 ft<sup>2</sup>  
62.3 m<sup>2</sup>



Floor 1



(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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## Hilton & Horsfall

75 Gisburn Road  
Barrowford  
Lancashire  
BB9 6DX

w. [hilton-horsfall.co.uk](http://hilton-horsfall.co.uk)  
t. 01282 560024