Hilton & Horsfall


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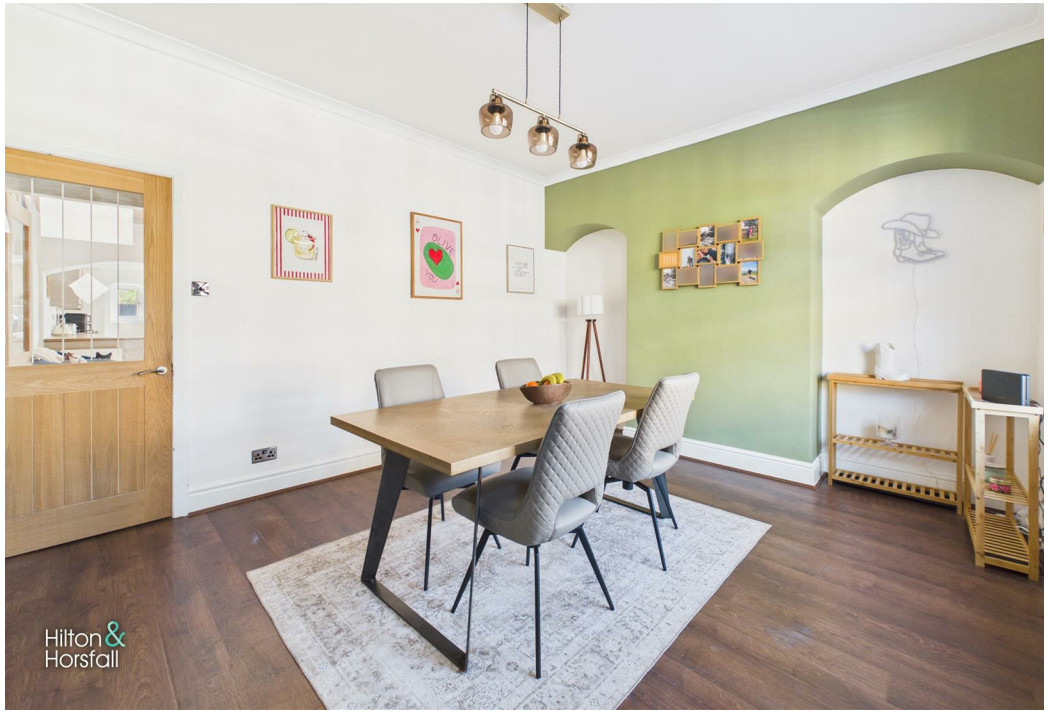
BB8 7LB

Station Road, Foulridge

£179,950

• Fully refurbished mid terrace property • Two bedrooms plus Original attic with enclosed staircase access • Two spacious reception rooms • Modern fitted kitchen & stylish bathroom • Enclosed rear yard with adjacent garden (leased @ £10 per annum) • Pleasant open aspect to the rear overlooking fields • Original attic with enclosed staircase access

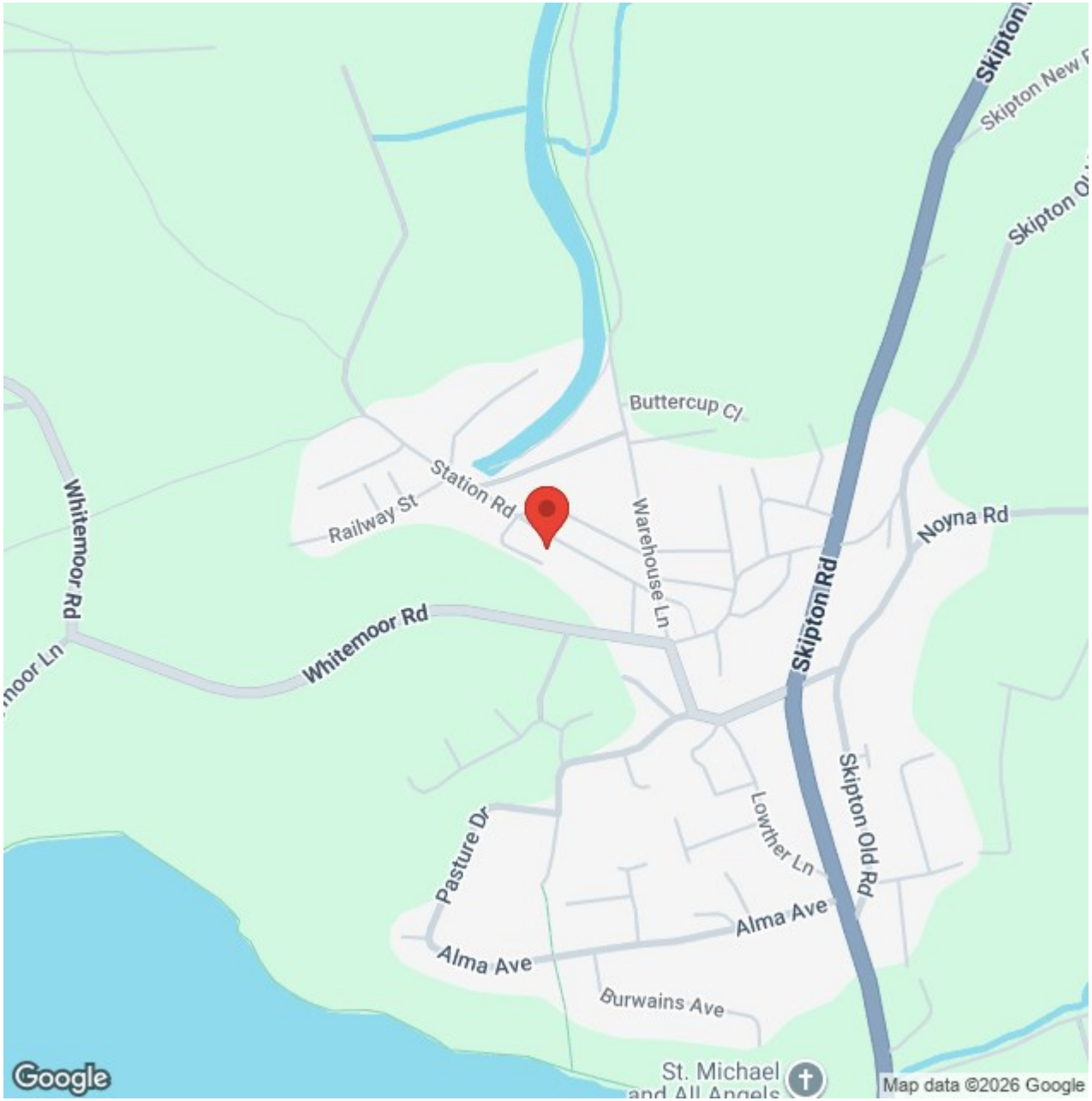
A beautifully presented and fully refurbished mid terrace property situated in a desirable position within the popular village of Foulridge. This stunning home offers spacious accommodation throughout, briefly comprising two well-proportioned reception rooms, a modern fitted kitchen, two bedrooms and a contemporary three-piece bathroom suite. The property also benefits from a useful cellar accessed from the living room, providing additional storage with light, along with an original attic room accessed via an enclosed staircase, offering a versatile space suitable for a variety of uses. Externally, the property has a forecourt to the front, whilst to the rear is an enclosed yard leading directly to an adjacent garden area, mainly laid to lawn and enjoying a pleasant open aspect overlooking fields. The garden is leased at approximately £10 per annum. Conveniently located close to local amenities, well-regarded schools and transport links, this property would be ideal for first time buyers, young families or those looking to downsize.


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Skipton
Skipton New
Skipton O
Buttercup Cl
Station Rd
Railway St
Warehouse Ln
Noyna Rd
Whitemoor Rd
Whitemoor Rd
noor Ln
Skipton Rd
Skipton Old Rd
Pasture Dr
Lowther Ln
Alma Ave
Alma Ave
Burwains Ave
St. Michael
and All Angels
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Weets Hill
Salterforth
Sough
Kelbrook
Park Close
reystone
Skipton Rd
Colne Rd
Gisburn Rd
Foulridge
Blacko
Higherford
Keighley Rd
Colne
Winewall
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Lancashire

A beautifully presented and fully refurbished mid terrace property situated in a desirable position within the popular village of Foulridge. This stunning home offers spacious accommodation throughout, briefly comprising two well-proportioned reception rooms, a modern fitted kitchen, two bedrooms and a contemporary three-piece bathroom suite. The property also benefits from a useful cellar accessed from the living room, providing additional storage with light, along with an original attic room accessed via an enclosed staircase, offering a versatile space suitable for a variety of uses. Externally, the property has a forecourt to the front, whilst to the rear is an enclosed yard leading directly to an adjacent garden area, mainly laid to lawn and enjoying a pleasant open aspect overlooking fields. The garden is leased at approximately £10 per annum. Conveniently located close to local amenities, well-regarded schools and transport links, this property would be ideal for first time buyers, young families or those looking to downsize.

GROUND FLOOR

SITTING ROOM 13'7" x 12'0" (4.15m x 3.67m)
A beautifully presented sitting room positioned to the front of the property, having a large window allowing for plenty of natural light. The room offers ample space for a dining table and chairs, complemented by modern décor and feature alcoves, creating a stylish and versatile living/dining space.

LIVING ROOM 13'6" x 13'11" (4.13m x 4.25m)
A stunning living room positioned to the rear of the property, beautifully presented and filled with natural light via a large window. The room features a contemporary media wall incorporating a sleek inset fireplace and bespoke fitted shelving, creating a real focal point. The living room also provides access down to the cellar, offering useful additional storage with light, whilst open access through to the kitchen enhances the flow of the home, making this an ideal space for both relaxing and entertaining.

KITCHEN 15'1" x 6'9" (4.60m x 2.07m)
A modern fitted kitchen comprising a range of matching wall and base units with contrasting work surfaces and tiled splashbacks. Having an inset sink with drainer, integrated oven with gas hob and extractor over, and space for further appliances. The room is well lit via a window to the side, with open access leading through to the living room and a door providing access out to the rear.

UTILITY 6'9" x 2'7" (2.08m x 0.81m)

FIRST FLOOR / LANDING

BEDROOM ONE 14'11" x 12'0" (4.56m x 3.66m)
A spacious double bedroom positioned to the front of the property, having a large window allowing for plenty of natural light. The room offers ample space for freestanding furniture and is beautifully presented, creating a comfortable and relaxing environment.

BEDROOM TWO 8'0" x 11'6" (2.46m x 3.53m)
A well-proportioned second bedroom positioned to the rear of the property, having a window allowing for plenty of natural light. The room offers space for freestanding furniture and is currently utilised as a home office, making it a versatile space to suit a variety of needs.

ATTIC ROOM 13'7" x 16'10" (4.16m x 5.14m)
A useful attic room accessed via a staircase, offering a versatile space ideal for use as a home office, hobby room or occasional bedroom. Having a window allowing for natural light along with eaves storage.

BATHROOM 11'4" x 5'6" (3.47m x 1.69m)
A modern three-piece bathroom suite comprising a panelled bath, walk-in shower enclosure, low level WC and a vanity wash basin. Fully tiled walls complement the space, along with a heated towel rail and a window allowing for natural light.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/station-rd-foulridge

LOCATION
Situated in a popular and well-regarded position in the village of Foulridge, this property enjoys a pleasant outlook to both the front and rear. The area offers a range of local amenities including shops, cafés and well-regarded schools, whilst also benefiting from excellent transport links via the nearby A56, providing easy access to Colne, Skipton and the M65 motorway network. Foulridge is also known for its scenic surroundings, with the Leeds & Liverpool Canal and open countryside close by, ideal for walking and outdoor pursuits.

PUBLISHING
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BUM
NAKED
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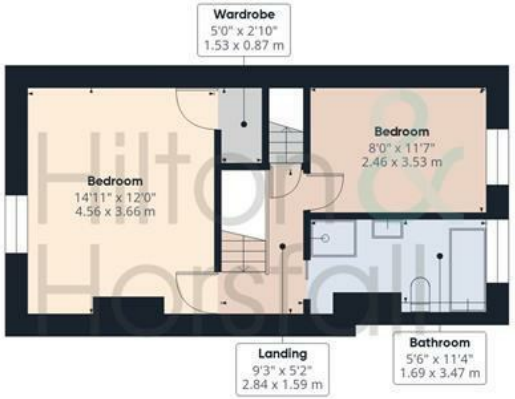


OUTSIDE

To the front of the property is a forecourt providing an attractive entrance. To the rear is an enclosed yard leading through to a separate garden area, mainly laid to lawn with fencing and useful storage. The property enjoys a pleasant open aspect to the rear, overlooking fields and greenery, creating a lovely outdoor space to relax and unwind.



Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

1134 ft²

105.3 m²

Reduced headroom

57 ft²

5.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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