



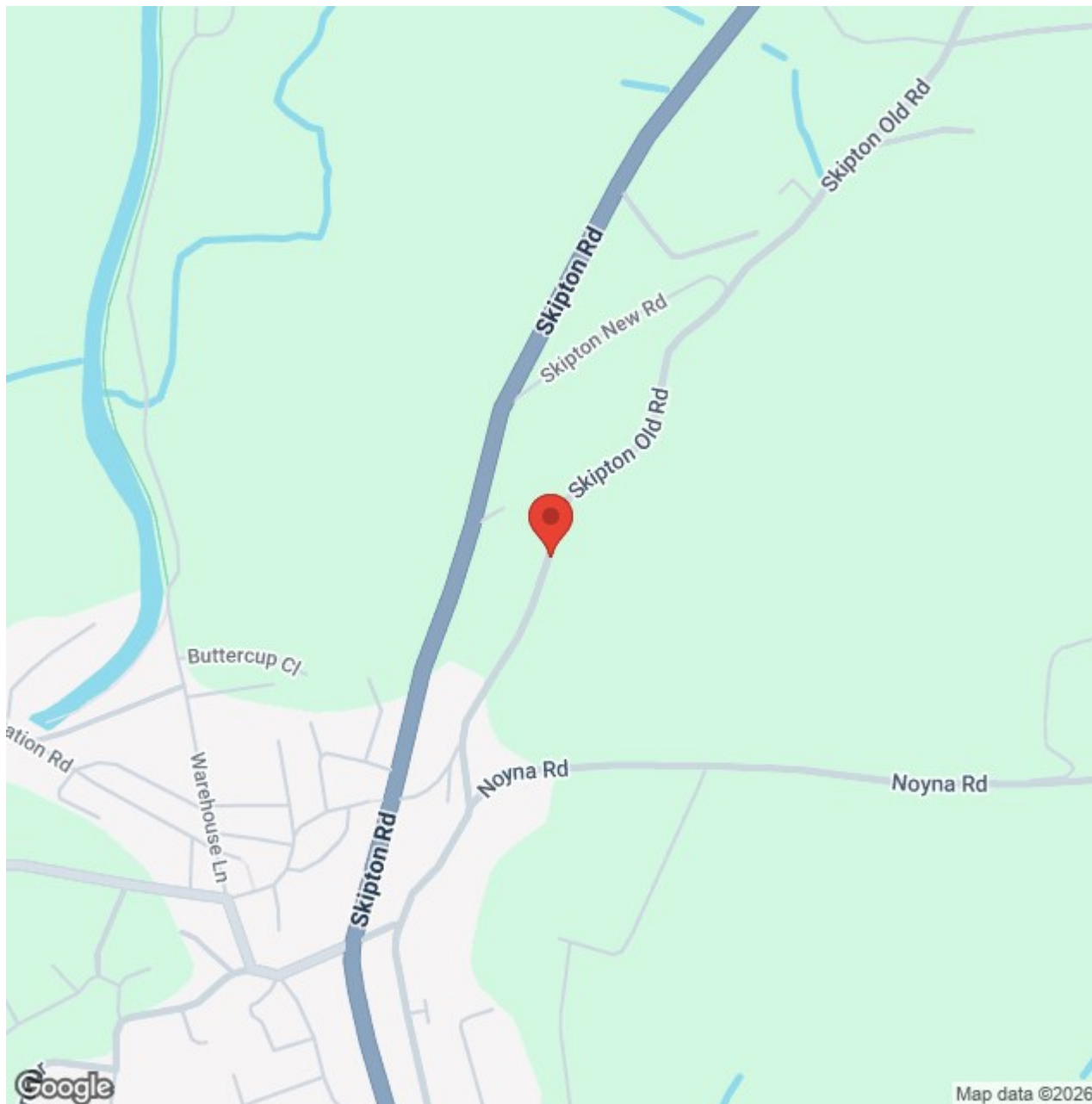


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## Jean Royd, Skipton Old Road, Foulridge Offers In The Region Of £299,950

Jean Royd is an elevated property offering open aspect views. This dwelling is located in the popular village of Foulridge close to the border of North Yorkshire. It is within five to ten minutes driving distances to Barnoldswick, Colne and Barrowford, with the M65 motorway providing excellent commuting through out Lancashire and Greater Manchester. The historic market town of Skipton is within twenty minutes drive providing easy commuting to Leeds city centre. This large family sized dwelling affords many noteworthy features and briefly comprises of: an entrance vestibule, a welcoming hallway, a family sized living room, a large dining room, fully fitted kitchen and two bedrooms of double proportion. To the first floor / landing you will find another double bedroom and a three piece bathroom suite. Externally to the front is a large tiered garden with a block paved path, mature flower beds, detached single garage and off road parking. To the rear is a large mainly lawned garden with access to the summer house and storage shed. Early viewing is highly advised to appreciate all this property has to offer. Freehold. Tax band B.







# Lancashire

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## ENTRANCE

With uPVC double glazed french doors leading to the entrance vestibule.

## ENTRANCE VESTIBULE

With wood effect flooring and a wood door leading to the hallway.

## HALLWAY

A welcoming hallway with 1x radiator and built in storage cupboard.

## LIVING ROOM

A family sized living room with a gas fire set within a stone fire place, coving, television point, wall lights, 1x radiator and 2x uPVC double glazed window to the front and side elevations allowing open aspect views onto the countryside.

## DINING ROOM

A large dining room with ample room for a table and chairs, coving, 1x radiator and a frosted uPVC double glazed window to the side elevation.

## KITCHEN

A fitted kitchen with a range of wall and base units having plumbing for a washing machine, dryer and dishwasher. The

kitchen also boasts a stainless steel sink with chrome taps, space for a fridge and freezer, 1x radiator, a large panoramic uPVC double glazed window and a uPVC double glazed door leading to the rear garden.

## BEDROOM ONE

A large double bedroom with fitted wardrobes, coving, 1x radiator and a uPVC double glazed window to the front elevation allowing open aspect views onto the countryside.

## BEDROOM TWO

Another bedroom of double proportion with fitted wardrobes, 1x radiator, coving and a uPVC double glazed window to the side elevation.

## LANDING

With a built in storage cupboard and a uPVC double glazed window to the rear elevation.

## BEDROOM THREE

A good sized double bedroom with fitted wardrobes, 1x radiator, fitted eaves storage and a uPVC double glazed window to the rear elevation.

## BATHROOM

A three piece suite with a panelled bath and shower over, pedestal sink with chrome mixer tap, push button w.c., heated towel rail, 1x radiator, built in storage, partially tiled walls and a frosted uPVC double glazed window to the rear elevation.

## GARAGE

A detached single garage with a manual up and over door, power and lighting and a solid hard wood door leading outside.

## SUMMER HOUSE

With uPVC double glazed french doors, power and lighting and amazing views onto the countryside.

## STORAGE SHED

A useful storage shed with power and lighting and 2x uPVC frosted double glazed windows to the rear and side elevations.

## 360 DEGREE VIRTUAL TOUR

<https://bit.ly/jean-royd>

## EXTERNALLY

Externally to the front is a large tiered garden with a block paved path, mature flower beds, detached single garage and

off road parking. To the rear is a large mainly lawned garden with access to the summer house and storage shed.

## 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.



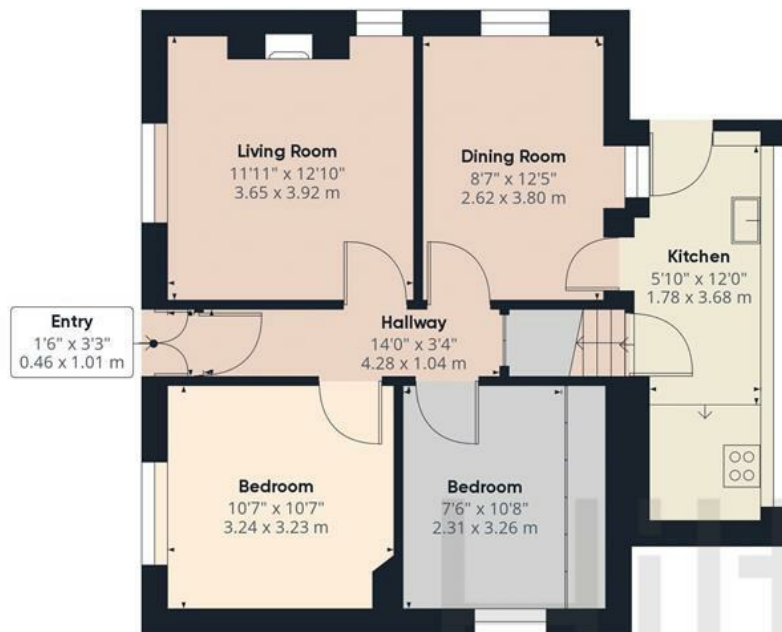
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## OUTSIDE

Externally to the front is a large tiered garden with a block paved path, mature flower beds, detached single garage and off road parking. To the rear is a large mainly lawned garden with access to the summer house and storage shed.





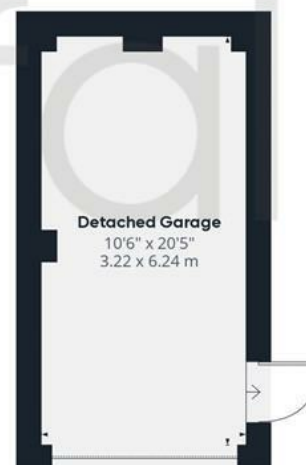
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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

1307.69 ft<sup>2</sup>

121.49 m<sup>2</sup>

**Reduced headroom**

33.79 ft<sup>2</sup>

3.14 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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