



Hilton &
Horsfall

BB8 7PS

Parkinson Street, Foulridge

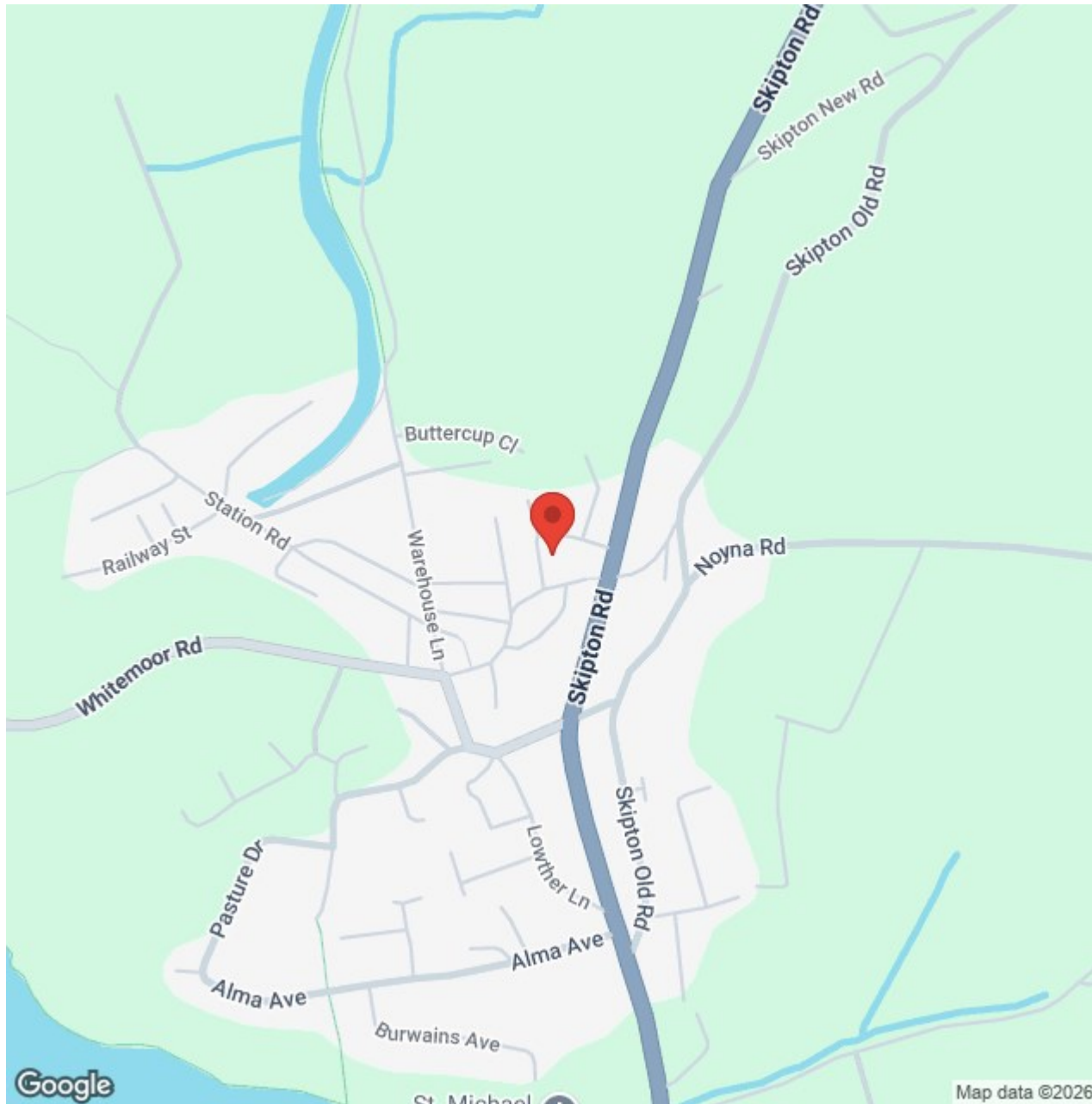
Offers In The Region Of £145,000

- Beautifully presented stone-built mid-terrace home
- Two well-proportioned bedrooms
- Attractive living room with electric stove
- Stunning modern dining kitchen
- Beautifully landscaped enclosed rear yard
- Sought-after village location in the heart of Foulridge

An exceptional stone-built mid-terrace dwelling occupying a pleasant position within the ever-popular village of Foulridge. Beautifully maintained and significantly improved by the current owners, this charming home seamlessly blends character and contemporary styling, creating a property that is ready to move straight into.

The accommodation briefly comprises a welcoming living room featuring an attractive electric stove, a stunning fitted dining kitchen, two well-proportioned bedrooms and a stylish modern shower room. Every room has been thoughtfully designed and finished to an excellent standard, resulting in a home that feels both warm and inviting throughout. Externally, the property continues to impress with a beautifully landscaped enclosed rear yard providing a private and low-maintenance space for relaxing and entertaining. Ideally positioned close to local amenities, picturesque canal-side walks and excellent transport links, this superb home would be perfectly suited to first-time buyers, downsizers or anyone seeking a turnkey property in one of East Lancashire's most sought-after villages. Early viewing is highly recommended.







Lancashire

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GROUND FLOOR

ENTRANCE VESTIBULE

LIVING ROOM 12'11" x 13'11" (3.94m x 4.26m)

A beautifully presented and inviting living room positioned to the front of the property, tastefully decorated with a blend of contemporary styling and character features. A large window allows plenty of natural light to flood the room, whilst the attractive feature fireplace with decorative tiled surround and inset electric stove creates a warm and cosy focal point. Finished with quality flooring, elegant décor and ample space for furnishings, this charming reception room offers the perfect setting for relaxing evenings and entertaining guests alike.

KITCHEN 10'1" x 9'8" (3.09m x 2.97m)

A stunning dining kitchen which perfectly complements the character and style found throughout the home. Fitted with a range of attractive shaker-style wall and base units, contrasting work surfaces and stylish tiled splashbacks, the room offers both practicality and visual appeal. There is space for freestanding appliances, an integrated oven with hob, open shelving and ample storage provisions. A large rear-facing window fills the room with natural light whilst a door provides access out to the beautifully landscaped rear yard. Finished with eye-catching patterned flooring and tasteful décor, this is a truly impressive kitchen that is ready to be enjoyed from day one.

FIRST FLOOR / LANDING

BEDROOM ONE 11'7" x 14'1" (3.55m x 4.31m)

A spacious and beautifully presented double bedroom positioned to the front of the property. This elegant room is finished in soft, neutral tones and enjoys an abundance of natural light from the large

window overlooking the front aspect. The room provides ample space for a double bed and accompanying bedroom furnishings whilst the attractive decorative fireplace adds further charm and character. Tastefully decorated and ready for immediate occupation, this impressive principal bedroom offers a relaxing and tranquil retreat.

BEDROOM TWO 11'6" x 4'11" (3.53m x 1.50m)

A well-proportioned second bedroom positioned to the rear of the property, beautifully presented with a stylish feature wall and tasteful décor. The room enjoys a pleasant outlook and offers versatile accommodation, making it ideal as a guest bedroom, child's room, dressing room or home office. Benefitting from fitted storage, quality flooring and plenty of natural light, this charming room continues the high standard of presentation found throughout the property.

SHOWER ROOM 5'10" x 4'9" (1.80m x 1.46m)

A stylish and well-appointed shower room fitted with a contemporary three-piece suite comprising a pedestal wash basin, low-level WC and a walk-in shower enclosure with glazed screen. The room is enhanced by attractive tiled elevations, tasteful décor and a frosted window providing natural light whilst maintaining privacy. Finished to an excellent standard throughout, this modern shower room perfectly complements the quality and presentation found across the rest of the property.

UTILITY 2'11" x 3'2" (0.91m x 0.98m)

A useful external utility store accessed directly from the rear yard, providing space for a washing machine and additional storage for household essentials. Although compact in size, it offers a practical solution for keeping laundry appliances separate from the main living accommodation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/parkinson-street-foulridge>

LOCATION

Situated within the highly desirable village of Foulridge, this charming home enjoys a convenient position close to a range of local amenities including shops, cafés, pubs and everyday conveniences. The village is renowned for its picturesque surroundings, with the Leeds & Liverpool Canal, beautiful countryside walks and open green spaces all within easy reach. Foulridge offers a wonderful balance of rural charm and modern convenience, whilst neighbouring towns such as Colne, Barnoldswick and Skipton provide a wider range of amenities. Excellent transport links via the A56 and M65 motorway network make the property ideal for commuters travelling throughout East Lancashire and beyond.

PUBLISHING

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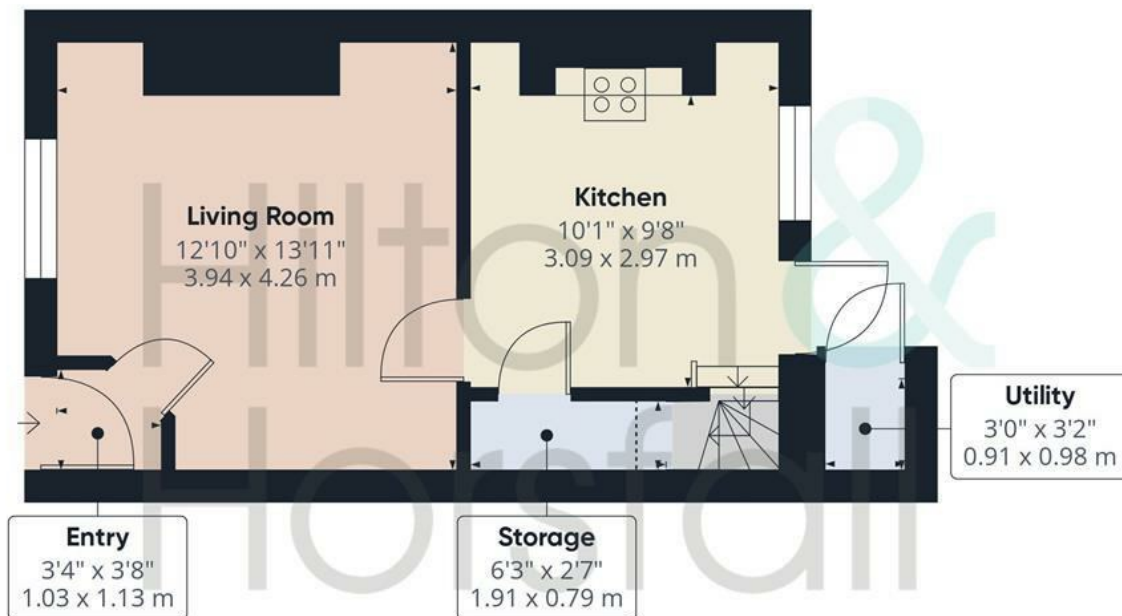
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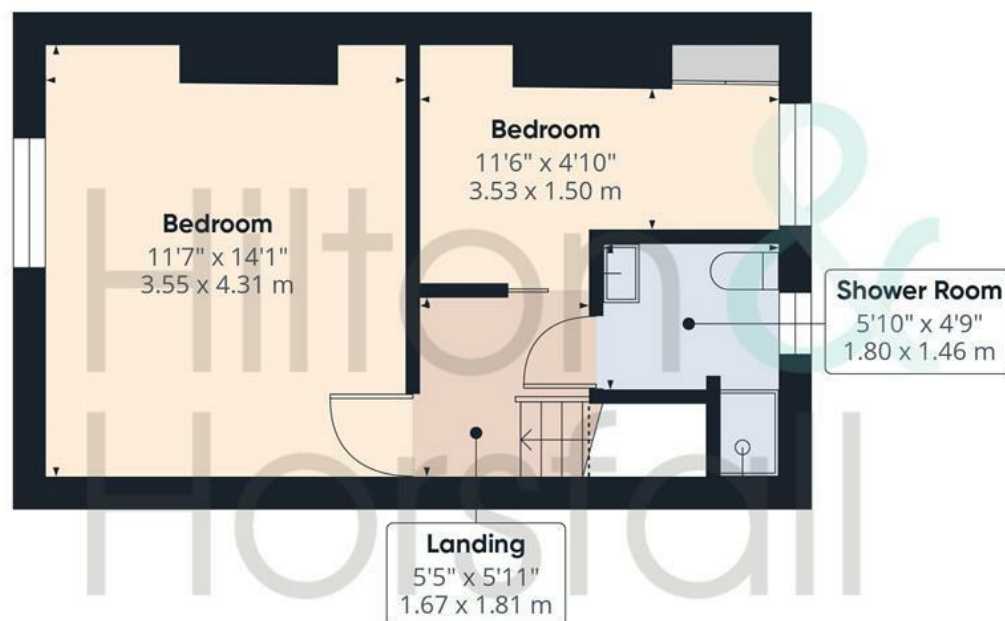
OUTSIDE

Externally, the property offers attractive outdoor spaces to both the front and rear. To the front is a traditional frontage which enhances the property's kerb appeal, whilst to the rear is a beautifully landscaped enclosed yard that has been thoughtfully designed to create a private and low-maintenance outdoor retreat. Featuring raised seating areas, decorative planting, attractive wall features and ample space for outdoor furniture, the yard is ideal for relaxing, dining al fresco or entertaining family and friends. The quality of finish externally perfectly reflects the standard of accommodation found throughout the home.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

617 ft²

57.4 m²

Reduced headroom

2 ft²

0.2 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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