Hilton & Horsfall


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BB8 7AL

Buttercup Close, Foulridge
Offers In The Region Of £245,000

• Semi Detached • Three Bedrooms • Modern Family Home • Fitted Kitchen with Centre Island • Rear Garden / Patio • Off Road Parking

An superb opportunity to acquire this beautifully presented semi-detached dwelling located in the popular village of Foulridge, having ample countryside walks right from your doorstep. Situated on a highly sought after development and affording many noteworthy features, this property is one not to be missed. Briefly comprising of: an entrance hallway with a staircase leading to the first floor / landing, comfortable sized living room, laundry room and a modern fitted dining kitchen with access out to the rear elevation. To the first floor you will find three well proportioned bedrooms with the master having an ensuite shower room and a modern three piece bathroom suite. Externally to the front elevation there is a flagged front patio area and a driveway ideal for off road parking purposes. To the rear elevation you will find a two tiered elevated garden with a flagged patio area having space for outdoor furniture. mature shrubs and flowerbeds, decked patio and summerhouse with full power and lighting. Ideal for use during the Spring / Summer months. Early viewing is highly advised to avoid disappointment.

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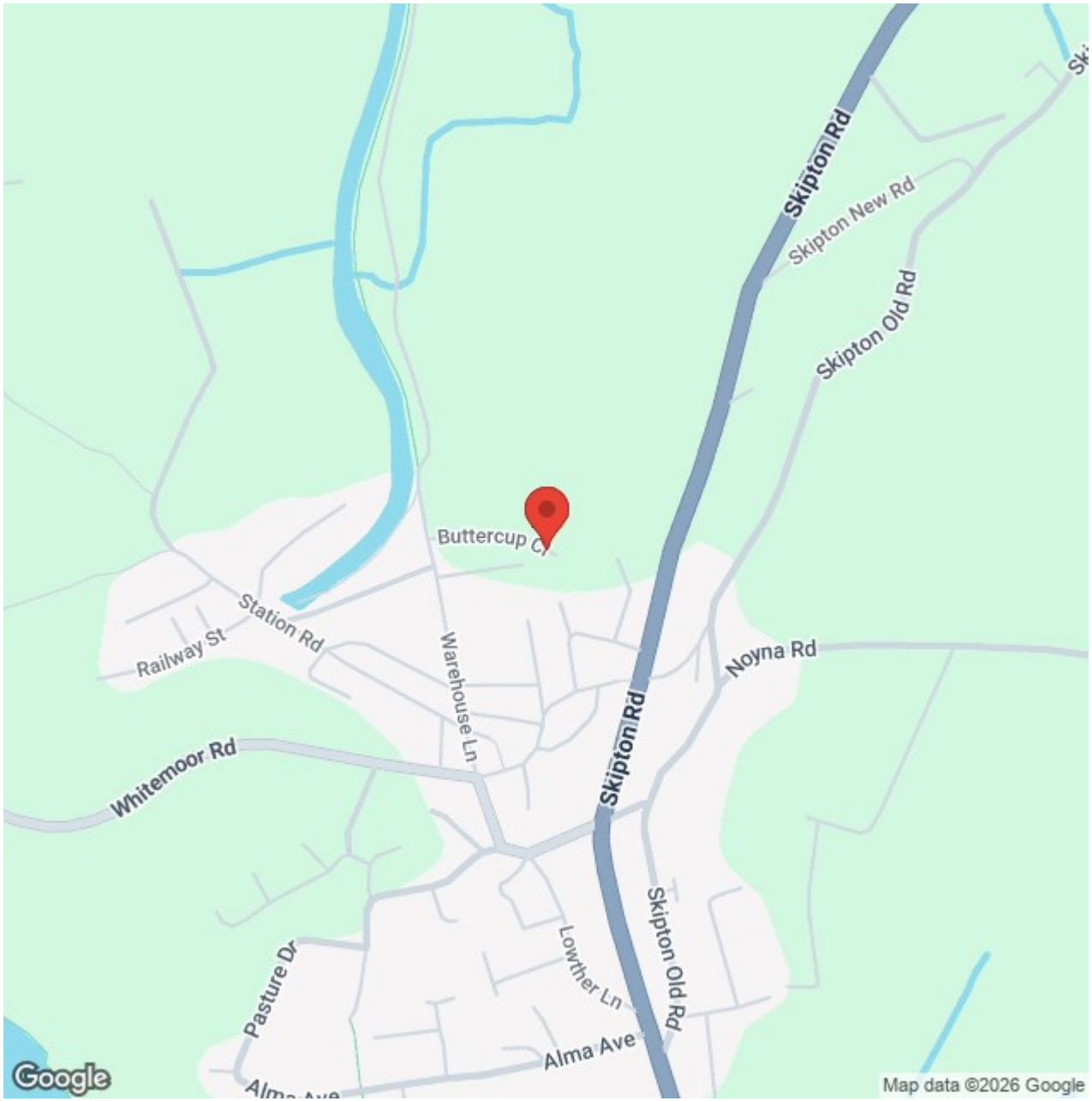
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Skipton Rd
Skipton New Rd
Skipton Old Rd
Buttercup Ct
Station Rd
Railway St
Warehouse Ln
Noyna Rd
Whitemoor Rd
Skipton Rd
Skipton Old Rd
Lowther Ln
Pasture Dr
Alma Ave
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Weets Hill
Salterforth
Sough
Kelbrook
Park Close
Colne Rd
Skipton Rd
Gisburn Rd
Foulridge
Blacko
Higherford
Keighley Rd
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Lancashire

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GROUND FLOOR
On the ground floor you will find:

ENTRANCE HALLWAY
A welcoming entrance hallway with wood effect flooring, 1x central heating radiator, staircase leading to the first floor / landing and composite door to the front elevation.

LIVING ROOM 14'5" x 11'6" (4.40m x 3.53m)
A family sized living room with wood effect flooring, space for settees, television point, 1x central heating radiator, door to laundry room, door to under stairs storage cupboard and uPVC double glazed window to the front elevation.

LAUNDRY ROOM
Having plumbing for a washing machine, space for a tumble dryer and uPVC double glazed frosted window to the side elevation.

DINING KITCHEN 12'6" x 14'11" (3.83m x 4.57m)
Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, wood effect flooring, centre island with space for barstools, inset sink with chrome mixer tap, integrated 60/40 fridge / freezer, Electrolux oven / grill. 4 ring gas hob with chrome extractor hood above, integrated dishwasher, 2x central heating radiators, space for a dining table and chairs, Baxi boiler, recessed LED spotlights, uPVC double glazed window to the rear elevation and uPVC patio doors leading out to the rear garden.

FIRST FLOOR / LANDING
On the first floor / landing you will find a smoke detector, loft hatch with retractable ladder and doors leading to:

MASTER BEDROOM 10'7" x 11'6" (3.25m x 3.52m)
A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, television point, door to en-suite shower room and uPVC double glazed window to the front elevation.

EN-SUITE
A modern en-suite shower room comprising of: wood effect flooring, shower cubicle, tiled splash back, low level w.c, pedestal sink with chrome mixer tap, heated chrome towel rack, shaving point, recessed LED spotlights, air extraction fan and uPVC double glazed frosted window to the front elevation.

BEDROOM TWO 13'10" x 7'6" (4.23m x 2.31m)
Another bedroom of double proportions with space for a wardrobe and drawers, television point, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BEDROOM THREE 10'4" x 7'0" (3.17m x 2.15m)
A bedroom of single proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM
A beautifully presented three piece bathroom suite comprising of: wood effect flooring, panelled bathtub with chrome mixer tap, shower over and glass shower screen, tiled splash back, push button w.c, pedestal sink with chrome mixer tap, heated chrome towel rack, shaving point, air extraction fan, recessed LED spotlights and a uPVC double glazed frosted window to the side elevation.

EXTERNALLY
Externally to the front elevation there is a paved driveway providing ample space for off road parking. Externally to the rear elevation there is a two tiered elevated garden with a flagged patio area having space for outdoor furniture, outside lighting, mature shrubs and flowerbeds. You will also find an elevated decked patio and summerhouse that has full power and lighting. Ideal for use during the Spring / Summer months.

360 DEGREE VIRTUAL TOUR
https://bit.ly/buttercup-cl-foulridge

PROPERTY DETAILS
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 elevation there is a paved driveway providing ample space for off road parking. Externally to the rear elevation there is a two tiered elevated garden with a flagged patio area having space for outdoor furniture, outside lighting, mature shrubs and flowerbeds. You will also find an elevated decked patio and summerhouse that has full power and lighting. Ideal for use during the Spring / Summer months.

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Ground Floor

Approximate total area(1)

458 ft²

42.55 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.


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