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FOR SALE

BB8 7PE

Hawthorne Terrace, Foulridge

Offers Over £180,000

• Stone-Built Mid-Terrace Home • Two Reception Rooms • Modern Fitted Kitchen • Two Double Bedrooms & En-Suite • Attic Storage Room • Rear Off-Road Parking & No Chain Delay

An immaculately presented stone-built mid-terrace dwelling situated in the heart of the ever-popular village of Foulridge. Offered to the market with no onward chain, this deceptively spacious home provides well-proportioned living accommodation arranged over three floors and would make an ideal purchase for first-time buyers, young families or those looking to downsize. The accommodation briefly comprises an entrance hallway, a beautifully presented sitting room with bespoke fitted cabinetry and an inset gas fire, a spacious living room / dining room and a modern fitted kitchen. To the first floor are two generous bedrooms, with the principal bedroom benefiting from a well-appointed en-suite shower room, together with a contemporary three-piece house bathroom. A useful attic storage room is located on the second floor, providing excellent additional storage and flexible space. Externally, the property enjoys a pleasant forecourt garden to the front and a private rear yard with the rare advantage of off-road parking. Located within easy reach of local amenities, countryside walks and excellent transport links, this is a fantastic opportunity to acquire a charming village home in a highly desirable location.

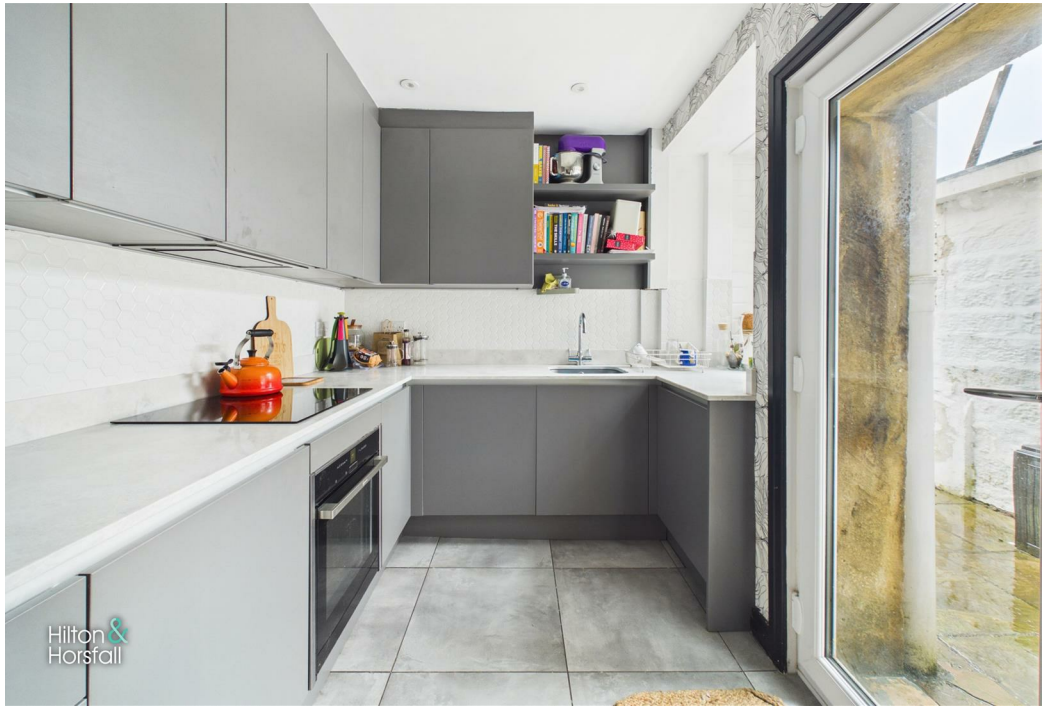
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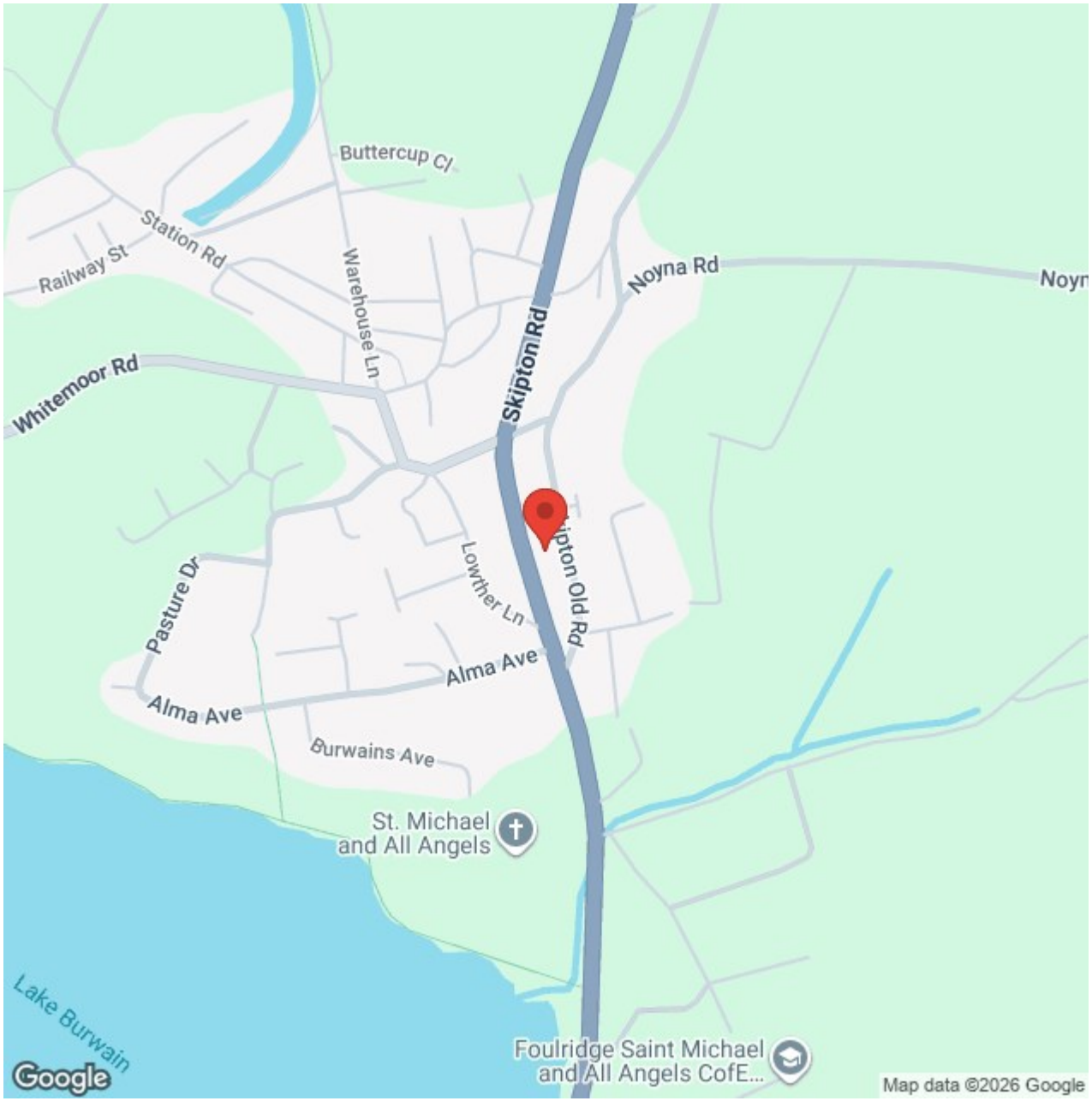
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Noyn
Whitemoor Rd
Skipton Rd
Skipton Old Rd
Lowther Ln
Pasture Dr
Alma Ave
Alma Ave
Burwains Ave
St. Michael and All Angels
Lake Burwain
Foulridge Saint Michael and All Angels CofE...
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Lancashire

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GROUND FLOOR

ENTRANCE HALWLAY

SITTING ROOM 10'9" x 12'7" (3.29m x 3.86m)
A beautifully presented reception room positioned to the front of the property, having a large window allowing for an abundance of natural light. The room boasts bespoke fitted cabinetry and shelving to either side of a contemporary inset gas fire, creating an attractive focal point whilst providing useful storage and display space. Finished with decorative coving and tasteful décor throughout, this is a cosy yet elegant room ideal for relaxing and entertaining guests.

LIVING ROOM / DINING ROOM 14'4" x 12'10" (4.39m x 3.93m)
A spacious and versatile reception room positioned to the rear of the property, offering ample space for both dining and lounge furniture. A large window overlooks the rear yard and allows for plenty of natural light, whilst the decorative fireplace provides an attractive focal point to the room. Finished with stylish décor, picture rail detailing and wood-effect flooring, this room is ideal for both everyday family living and entertaining guests. Access can also be gained directly through to the kitchen.

KITCHEN 6'9" x 8'8" (2.06m x 2.66m)
A modern fitted kitchen offering a range of matching wall and base units with contrasting work surfaces, incorporating an inset sink with mixer tap, integrated oven, electric hob and extractor hood. The room is finished with contemporary tiled flooring and splashbacks, recessed spotlighting and provides access out to the rear yard via a glazed uPVC door. A practical and stylish space designed to make the most of the available accommodation.

FIRST FLOOR / LANDING

BEDROOM ONE 14'3" x 12'9" (4.36m x 3.91m)
A generous double bedroom positioned to the rear of the property, offering ample space for a king-size bed and additional bedroom furniture. A large window allows for plenty of natural light whilst enjoying a pleasant outlook over the rear aspect. The room is finished with neutral décor and fitted carpeting throughout and benefits from direct access into the adjoining en-suite shower room, creating an ideal principal bedroom suite.

ENSUITE 6'10" x 8'5" (2.09m x 2.58m)
A spacious en-suite shower room fitted with a three-piece suite comprising a corner shower enclosure with chrome fittings, a wall-mounted wash hand basin and a low-level WC. The room is complemented by tiled walls and flooring, recessed spotlighting and a frosted window providing natural light whilst maintaining privacy. Useful fitted storage cupboards offer additional practicality and complete this well-appointed en-suite.

BEDROOM TWO 14'4" x 8'1" (4.37m x 2.47m)
A well-proportioned bedroom positioned to the front of the property, enjoying an elevated outlook through a large window which fills the room with natural light. Offering ample space for bedroom furniture, the room is finished with neutral décor and fitted carpeting, making it ideal for use as a child's bedroom, guest room or home office.

BATHROOM 4'6" x 8'1" (1.39m x 2.48m)
A stylish three-piece bathroom suite comprising a corner panelled bath with contemporary chrome fittings, a separate shower enclosure, pedestal wash hand basin and low-level WC. The room is tastefully finished with complementary wall panelling, modern décor and an illuminated mirror, creating a bright and relaxing space ideal for both everyday use and unwinding at the end of the day.

SECOND FLOOR

ATTIC 13'1" x 6'2" (3.99m x 1.90m)
A useful attic storage room accessed from the first-floor landing via a staircase. The room benefits from a Velux roof window allowing for natural light together with fitted carpeting, recessed spotlighting and built-in shelving. Offering excellent additional storage space, the room lends itself to a variety of uses including a hobby room, study area or occasional room. Please note: This room does not have the relevant building regulation approvals to be classed as a habitable bedroom and is therefore marketed as an attic storage room.

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

LOCATION
Situated within the highly sought-after village of Foulridge, this property enjoys a convenient position surrounded by beautiful open countryside and a strong sense of community. The village offers a range of local amenities including a primary school, village pubs, independent shops and cafes, whilst the picturesque Leeds & Liverpool Canal provides delightful walks right on the doorstep. The neighbouring towns of Colne and Skipton are both easily accessible and offer a wider range of shopping, leisure and transport facilities. The area is also ideal for commuters, benefiting from excellent road links via the M65 motorway network. Combining rural charm with everyday convenience, Foulridge remains one of the area's most desirable village locations.

PUBLISHING
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OUTSIDE

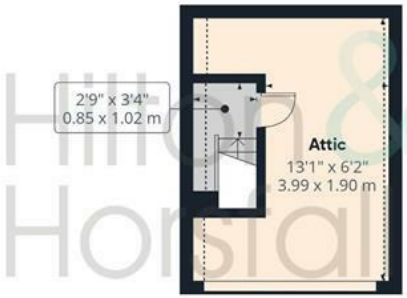
To the front of the property is a well-maintained forecourt garden with a lawned area, mature shrubs and colourful planted borders, all enclosed by a traditional stone boundary wall. Steps lead up to the entrance door, creating an attractive approach and enhancing the property's kerb appeal. To the rear is a private enclosed yard providing a pleasant outdoor seating area together with the rare advantage of off-road parking, accessed via the rear service lane. Offering valuable parking provision and low-maintenance outside space, the rear of the property perfectly complements the internal accommodation.



Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

1015 ft²

94.3 m²

Reduced headroom

9 ft²

0.8 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.


ROLLER TEAM
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