



Hilton &
Horsfall

BB8 7NT

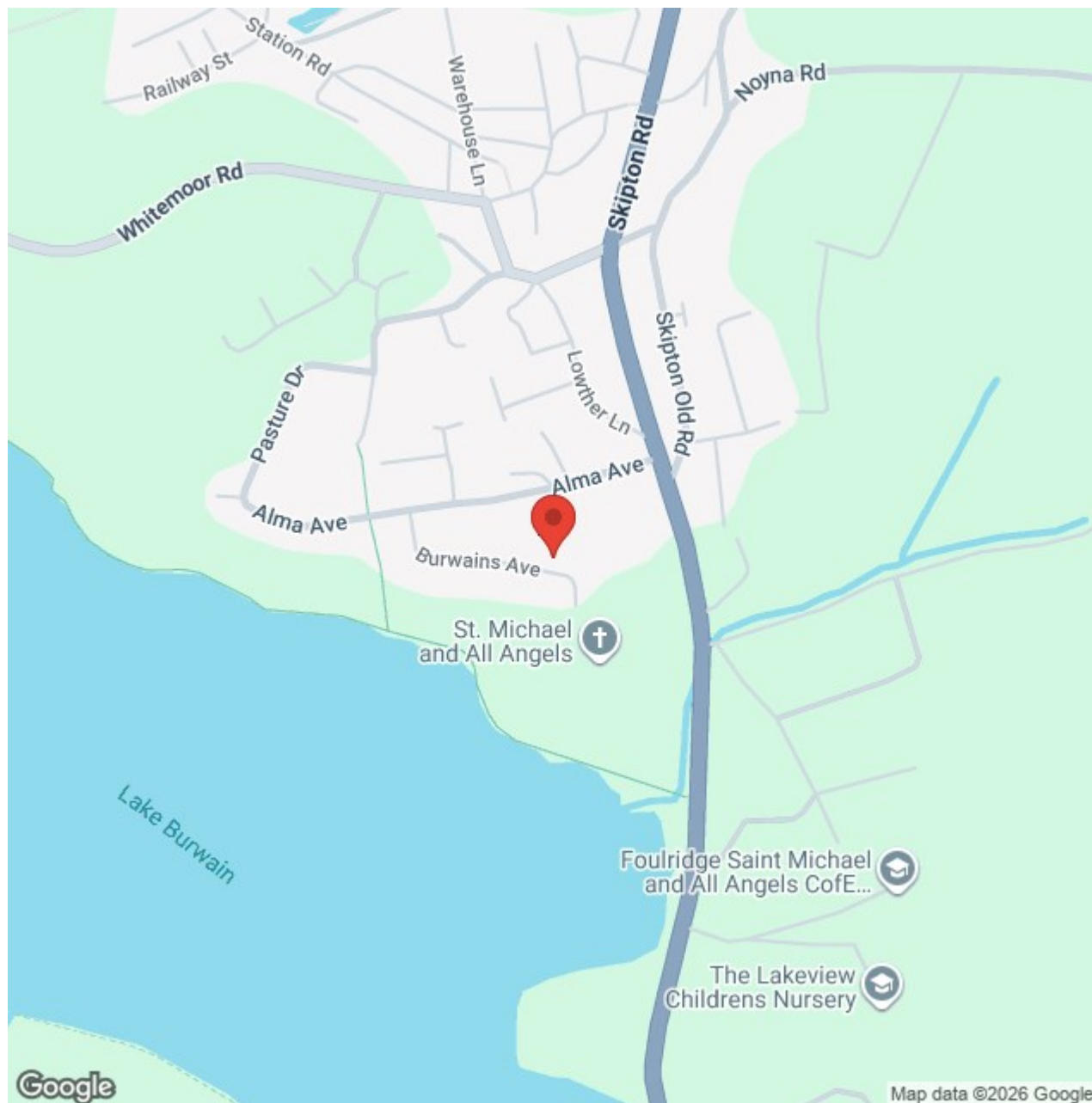
Burwains Avenue, Foulridge

Offers In The Region Of £199,950

- Semi-detached home
- Two bedrooms plus box room
- Spacious living room with bay window
- Conservatory overlooking the rear garden
- Driveway and integral garage
- No chain

Situated on a quiet cul-de-sac in the popular village of Foulridge, this well-proportioned semi-detached home offers excellent potential and is ideally suited to first-time buyers, downsizers or investors. The property is being offered to the market with no onward chain, making it ready for immediate purchase and occupation. The accommodation briefly comprises a spacious living room with bay window, fitted kitchen and a light-filled conservatory overlooking the rear garden. To the first floor are two bedrooms, a useful box room and a modern three-piece shower room. Externally, the property benefits from a driveway leading to an integral garage and a well-maintained rear garden with patio and lawned areas, perfect for outdoor seating and entertaining.







Lancashire

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GROUND FLOOR

ENTRANCE HALLWAY

With a front door, staircase leading to the first floor and access through to the living room.

LIVING ROOM 11'3" x 17'1" (3.43m x 5.23m)

A spacious and well-proportioned living room positioned to the front of the property, featuring a large bay window allowing for plenty of natural light. The room offers ample space for both seating and living furniture, with a feature fireplace providing a central focal point. Sliding doors to the rear give access through to the conservatory, creating a lovely flow of space ideal for both everyday living and entertaining.

CONSERVATORY 9'1" x 8'11" (2.77m x 2.73m)

A light-filled conservatory positioned to the rear of the property, enjoying pleasant views over the garden. Surrounded by glazing, the space offers an abundance of natural light and provides an ideal additional sitting area or garden room, with direct access out onto the rear patio.

KITCHEN 6'8" x 12'3" (2.05m x 3.74m)

A fitted kitchen comprising a range of wall and base units with complementary work surfaces, incorporating a stainless steel sink and drainer set beneath a window

overlooking the rear garden. The room provides space for freestanding appliances and offers practical worktop space, with access through to the conservatory and an internal door leading into the integral garage.

INTERGAL GARAGE 13'2" x 17'6" (4.02m x 5.35m)

FIRST FLOOR / LANDING

With a window to the side elevation allowing for natural light, and access to two bedrooms, box room and the shower room.

BEDROOM ONE 11'6" x 9'10" (3.53m x 3.00m)

A well-proportioned double bedroom positioned to the front of the property, featuring a bay window allowing for plenty of natural light. The room offers ample space for bedroom furniture and provides a bright and airy feel throughout.

BEDROOM TWO 9'10" x 8'9" (3.01m x 2.69m)

A well-proportioned bedroom positioned to the rear of the property, featuring a window overlooking the garden and fitted storage cupboards. The room provides space for bedroom furniture and offers a pleasant outlook.

BOX ROOM 6'5" x 3'2" (1.97m x 0.99m)

A useful additional room positioned to the front of the property, ideal for use as a home office, dressing room or storage space, with a window allowing for natural light.

SHOWER ROOM 6'9" x 5'5" (2.07m x 1.66m)

A modern three-piece shower room comprising a walk-in shower enclosure, pedestal wash hand basin and low-level WC. The room is fully tiled and benefits from a frosted window allowing for natural light and ventilation.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/burwains-ave-foulridge>

LOCATION

Situated in a quiet cul-de-sac position in the popular village of Foulridge, this property is ideally located for a range of local amenities including shops, schools and transport links. Foulridge offers a semi-rural feel with scenic walks nearby,

including the Leeds & Liverpool Canal, whilst still providing easy access to neighbouring towns such as Colne and Skipton, as well as commuter routes to the M65 network.

PUBLISHING

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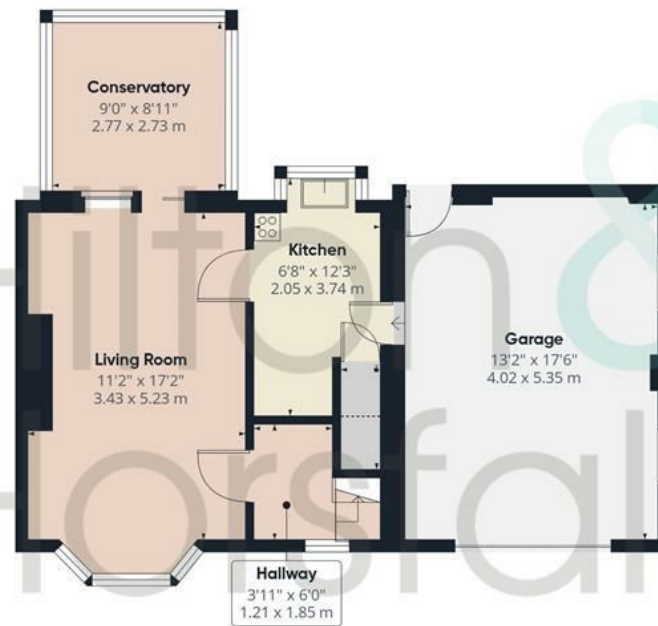
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OUTSIDE

To the front of the property is a driveway providing off-road parking leading to an integral garage. To the rear is a well-maintained garden comprising a paved patio area, lawn and mature planted borders, offering a pleasant space for outdoor seating and entertaining.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

941 ft²

87.5 m²

Reduced headroom

6 ft²

0.5 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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