







Hilton &  
Horsfall



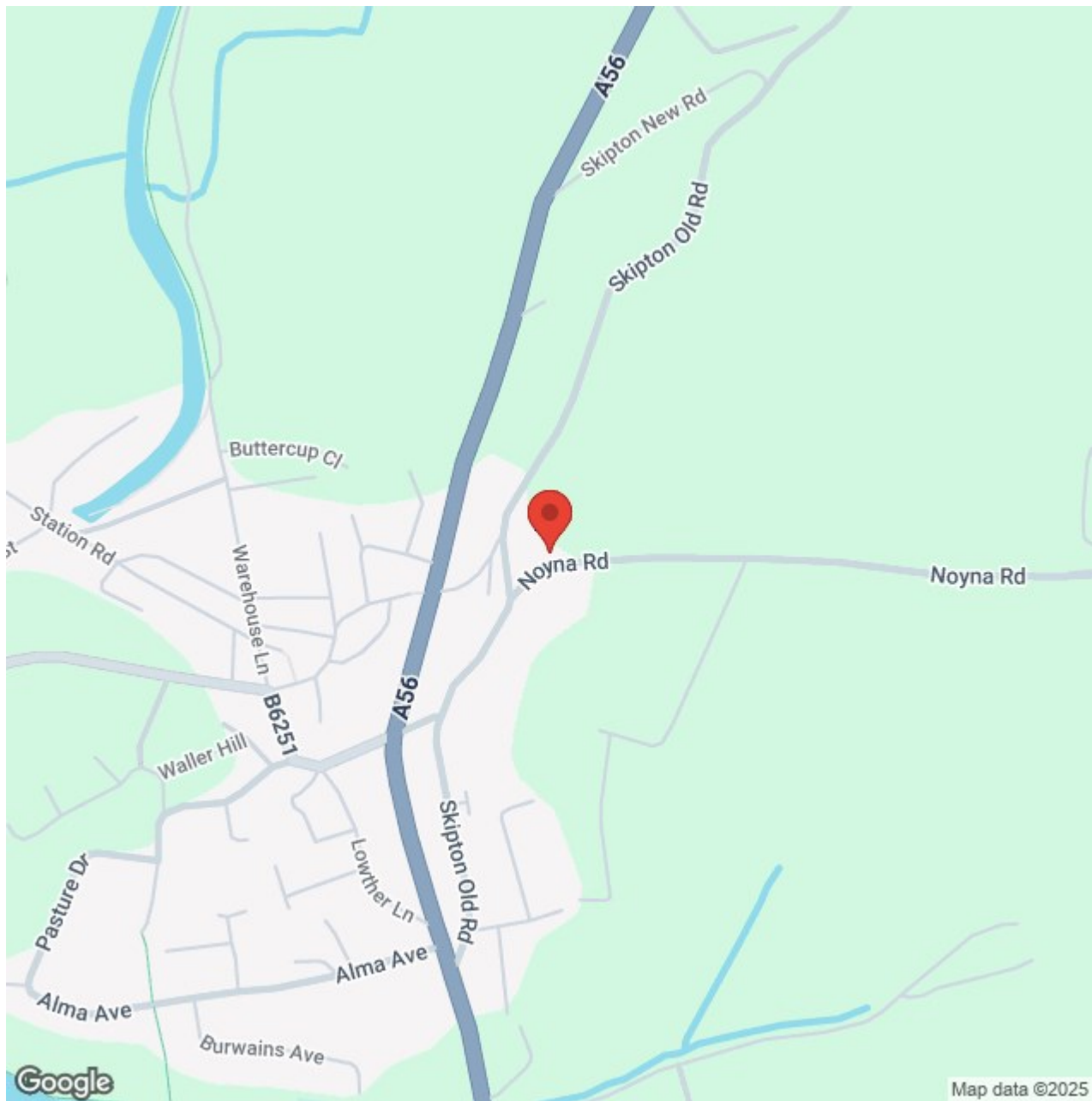
BB8 7QA

## Skipton Old Road, Foulridge Offers In The Region Of £349,950

Welcome to Skipton Old Road, Foulridge - a charming semi-detached double fronted cottage that perfectly blends traditional charm with modern convenience. This delightful property boasts two reception rooms, traditional kitchen featuring an aga cooker, useful utility room, three bedrooms, a bright and airy sunroom and a modern three piece bathroom suite. Situated in an idyllic location set adjacent to open countryside, this home offers a peaceful retreat. The property spans 1,205 sq ft, providing plenty of room to make it your own. The combination of traditional features and modern amenities gives this home a unique character that is sure to impress. From the classic architecture to the contemporary updates, this property offers the best of both worlds. Early viewings are advised to avoid disappointment.













## Lancashire

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### GROUND FLOOR

On the ground floor you will find:

#### LIVING ROOM 12'1" x 13'0" (3.70m x 3.97m )

A family sized living room with a television point, space for settees, log burner set within exposed brick fireplace, 1x central heating radiator, 1x wall light, exposed wood ceiling beams, storage cupboard and uPVC double glazed sliding sash windows to the front elevation.

#### DINING ROOM 9'3" x 12'11" (2.84m x 3.94m )

With space for a dining table and chairs, coal fire, 2x wall lights, 1x central heating radiator, exposed wood ceiling beams, door to storage cupboard and uPVC double glazed sliding sash windows to the front elevation.

#### KITCHEN 12'2" x 8'9" (3.71m x 2.67m )

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, tiled flooring, inset sink with chrome mixer tap. Aga cooker, exposed wood ceiling beams, recessed LED spotlights and wood frame window to the rear elevation.

#### UTILITY ROOM 7'1" x 10'2" (2.17m x 3.10m )

A useful utility room having tiled flooring, fitted wall and base units with contrasting worktops, tiled splash back, inset sink with chrome mixer tap, plumbing for a washing machine, space for a dishwasher and under counter fridge, 1x central heating radiator, 1x wall light, exposed wood ceiling beams, uPVC double glazed window and door to the side elevation.

### FIRST FLOOR / LANDING

On the first floor / landing you will find:

#### BEDROOM ONE 10'7" x 13'3" (3.25m x 4.04m )

A bedroom of double proportions having fitted wardrobes, space for additional drawers, exposed wood ceiling beams, 1x central heating radiator and uPVC double glazed sliding sash windows to the front elevation.

#### BEDROOM TWO 9'11" x 10'10" (3.04m x 3.31m )

Another bedroom of double proportions with integrated wardrobes, space for drawers, 1x central heating radiator and uPVC double glazed sliding sash windows to the front elevation.

#### BEDROOM THREE 7'5" x 8'11" (2.28m x 2.74m )

A bedroom of single proportions with space for drawers, 1x central heating radiator and uPVC double glazed panelled window to the rear elevation.

### BATHROOM

A modern three piece bathroom suite comprising of: a bathtub with rain fall shower head above and glass shower screen, tiled splash back, sink in vanity unit, low level w.c, wall mounted modern radiator, exposed wood ceiling beams, air extraction fan, recessed LED spotlights and uPVC double glazed frosted window to the rear elevation.

#### SUN ROOM 7'2" x 11'1" (2.19m x 3.38m )

A bright and airy sun room with tiled flooring, space for a settee, exposed brick wall feature, 1x wall light, 1x central heating radiator, uPVC double glazed window and patio doors to the rear elevation.

### INNER HALLWAY

Having tiled flooring, exposed wood ceiling beams, exposed brick wall feature,

### EXTERNALLY

Externally to the front is a forecourt with mature shrubs and flowerbeds. To the rear elevation you will find a flagged patio area with space for garden furniture, lawned area, mature shrubs, flowerbeds, outside water tap and a storage shed.

### 360 DEGREE VIRTUAL TOUR

<https://bit.ly/skipton-old-road-foulridge>

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## OUTSIDE

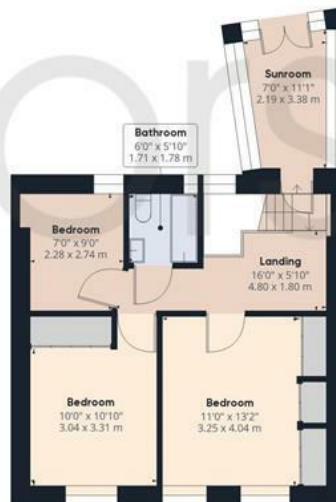
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Ground Floor



Floor 1

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

1205.56 ft<sup>2</sup>  
112 m<sup>2</sup>

(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.









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