





PROPERTY DESCRIPTION

Internal viewing is imperative on this extremely appealing four bedroomed semi-detached house, to fully appreciate the many noteworthy and advantageous assets this generously proportioned home has to offer. Some of these include an extremely spacious lounge, a beautiful, well tended garden, an integral garage and an abundance of parking, with space for a motorhome or a caravan. Located in the highly desirable village of Foulridge, situated close to a parade of shops, The Hare and Hounds Public House and just a short walk to the Leeds/ Liverpool canal, this fabulous abode is immaculately and tastefully presented both internally and externally and would be suitable for a wide range of prospective buyers.

FEATURES

- Immaculate, Split Level Semi-Det Hse
- Highly Desirable Village Location
- Spacious, Impressive Family Home
- GF Hall with Internal Access to Garage
- Ground Floor 4th Bedrm & Shower Rm
- Large Lounge/Diner with French Doors
- Conservatory & Ftd Kitchen inc. Appl'ces
- 3 Good Sized FF Beds - 2 with W'robes
- Fully Tiled 4 Pc White Bathrm - Sep. Shwr
- Garage, Drive & Good Sized Garden
- PVC Double Glazing & Gas CH
- Viewing Essential to Fully Appreciate



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

PVC double glazed, frosted glass double entrance doors. The hall is laid with wood effect laminate flooring, has a spiral staircase leading up to the first floor, a radiator, downlights recessed into the ceiling and an internal door leading into the integral garage.

Bedroom/Study

8' 9" x 6' 0" plus recess (2.67m x 1.83m plus recess)

This room could either be used as a single bedroom or home office and has a pvc double glazed window and a radiator.

Shower Room

Fully tiled and tastefully furnished, the shower room is fitted with a three piece white suite, comprising an enclosed shower, a w.c. and a pedestal wash hand basin, with mixer tap and a mirror above. It is also fitted with glass shelving, has a radiator/heated towel rail, a pvc double glazed, frosted glass window, tiled floor, downlights recessed into the ceiling and an extractor fan.

First Floor

Lounge/Diner

23' 5" x 13' 0" into alcoves (7.14m x 3.96m into alcoves)

This spacious and impressive room benefits from the superb long distance views from the front and features an attractive fireplace, fitted with a living flame gas fire. It also has a pvc double glazed window, radiator, wall light points and pvc double glazed French doors which lead out to a small balcony, which has an external light. There are also part glazed double doors leading into the breakfast kitchen.

Breakfast/Dining Kitchen

12' 7" plus recess x 9' 9" plus recess (3.84m plus recess x 2.97m plus recess)

The nice sized kitchen is well equipped with an extensive range of white units, including two glass fronted display units and display shelving, wood effect laminate worktops, with tiled splashbacks, and a single drainer sink, with a flexible, hose style mixer tap. It also has a built-in electric oven, a gas hob, with a stainless steel splashback and extractor canopy over, and an integral fridge freezer, dishwasher and washing machine. There is also a central island which can serve as a breakfast bar/dining table, a pvc double glazed window, radiator and attractive wood finish laminate flooring.

Inner Hall

Built-in storage cupboards, access to the loft space and wood finish laminate flooring.

Bedroom One

11' 2" x 11' 2" to wardrobe fronts, plus recess (3.40m x 3.40m to wardrobe fronts, plus recess)

Benefiting from the fabulous far reaching views from the front, this good sized double room is laid with luxury vinyl flooring and has a pvc double glazed window, radiator and built-in wardrobes, with sliding doors, extending almost the full length of one wall.

Bedroom Two

10' 7" to wardrobe front, plus recess x 8' 11" (3.23m to wardrobe front, plus recess x 2.72m)

This second double room has a large built-in wardrobe, a pvc double glazed window and a radiator.

Bedroom Three

9' 11" x 7' 2" (3.02m x 2.18m)

This small double or large single room has a radiator and pvc double glazed window.

Bathroom

8' 5" x 8' 0" (2.57m x 2.44m)

Fully tiled and attractively furnished, the spacious bathroom is fitted with a four piece white suite, comprising a bath, a separate shower cubicle, a pedestal wash hand basin and a w.c. It also has two pvc double glazed, frosted glass windows, a radiator and a built-in storage cupboard, with display shelves to one side.

Conservatory

9' 11" x 8' 7" (3.02m x 2.62m)

A particularly beneficial addition to the property, the pvc double glazed conservatory overlooks the garden at the rear and has a tiled floor and pvc double glazed French doors.

Outside

Front

The large tarmac covered driveway provides a good amount of off road parking, with space to park a motorhome or caravan. Directly in front of the house is a pebble covered forecourt, surrounded by wrought iron railings and there are well stocked, mature garden borders on either side of the driveway. Steps to one side of the house give access to the garden at the rear. Please note that the owners/occupiers of the attached house have access over the driveway to the front of their property.

Garage

18' 4" x 8' 10" (5.59m x 2.69m)

The integral garage has an up and over door, two pvc double glazed windows and electric power and lights. The wall mounted gas combination central heating boiler is also housed in the garage.

Side and Rear

The beautifully tended, attractively landscaped gardens at the side and rear are an especially desirable and alluring asset of this appealing home, consisting of a decked patio at the side, where one can sit and admire the lovely views, and the remainder of the garden being laid to lawn, with a charming water feature and borders and beds bursting with a great variety of mature plants, shrubs and fruit trees, providing a good degree of privacy. There is also a pebble covered area with an aluminium garden shed.

Directions

If proceeding into Foulridge, from the direction of Colne, on the A56/Skipton Road, go past the Hare and Hounds pub on the right and the parade of shops on the left, then take the second right turning into Stoney Lane and the entrance to the driveway of the property is immediately on the left.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs – Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

House to Sell?

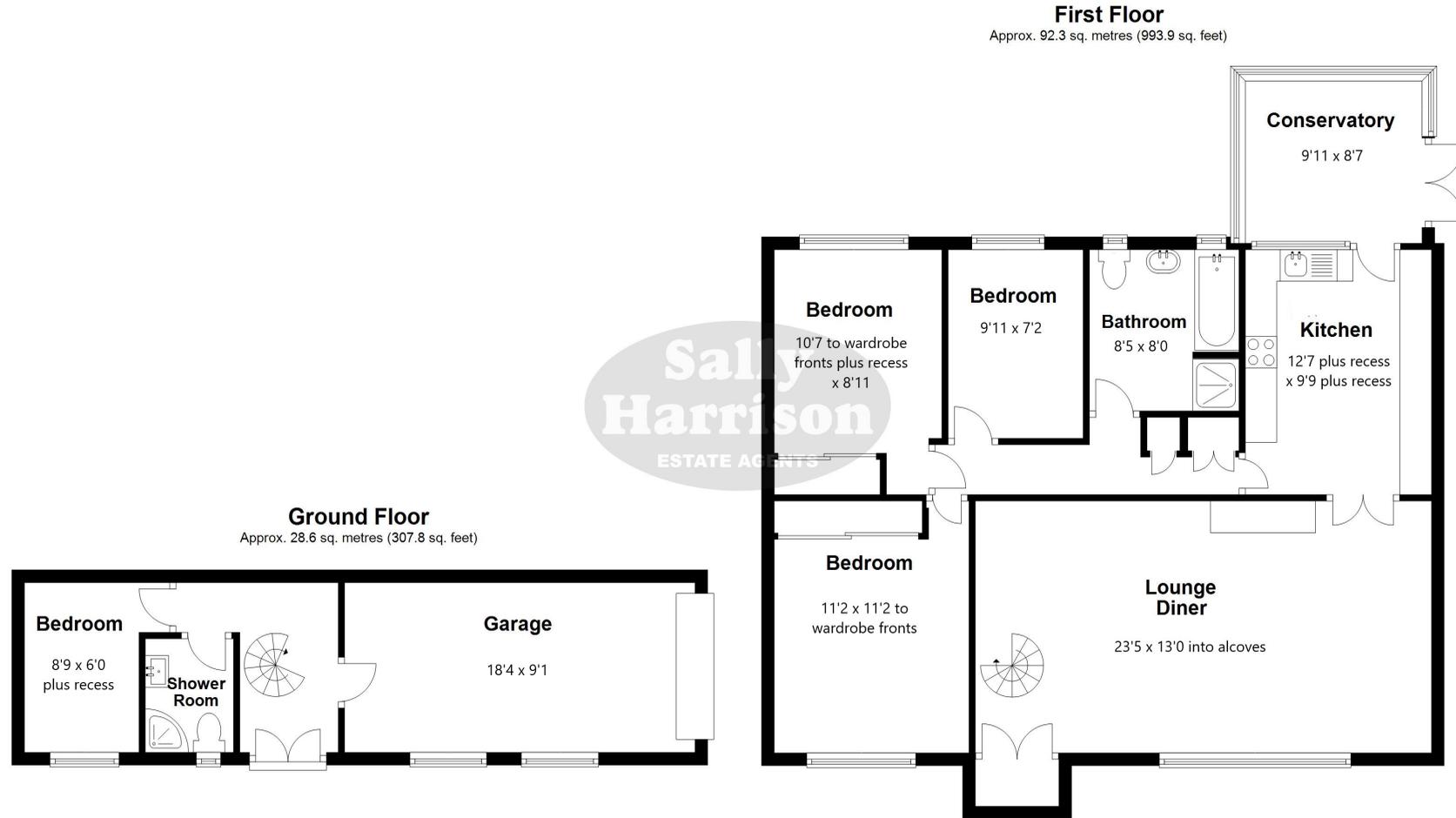
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		65	78
England, Scotland & Wales		EU Directive 2002/91/EC	

FLOORPLAN



Ground Floor
Approx. 28.6 sq. metres (307.8 sq. feet)

First Floor
Approx. 92.3 sq. metres (993.9 sq. feet)

Total area: approx. 120.9 sq. metres (1301.6 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

