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Petty<sup>TM</sup>  
Real

40 Skipton Old Road  
Foulridge  
BB8 7QA



For Sale

£172,500

- Immaculate cottage
- Sought after village location
- Ideal for first time buyer or downsizer
- Original features
- Lounge with inglenook fireplace
- Fully fitted modern kitchen
- Utility room
- Two bedrooms
- Three piece shower room
- No chain



Attractive stone built cottage situated in the heart of the popular and picturesque village of Foulridge. The property boasts long distance views over Foulridge and the surrounding countryside to the rear.

The property offers a semi rural aspect with views from the cottage towards Pendle Hill & Blacko Tower yet is within only ten minutes driving distance away from the local amenities offered by Colne & Barnoldswick town centre as well as the historic market town of Skipton with its gateway to the Yorkshire dales.

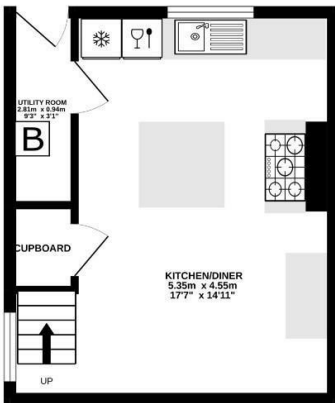
On entering the property to the ground floor, you are greeted by the entrance lobby with stairs providing access to the first floor, which leads into an excellent sized lounge with feature beamed ceiling and original inglenook stone fireplace which provides an attractive focal point, together with stone flagged floor. To the lower ground floor is a beautiful fully fitted kitchen diner with integrated fridge freezer and dishwasher, the kitchen houses a range of matching shaker style wall, base and drawer units with contrasting granite surfaces. Useful utility room with plumbing for washing machine and houses the gas fired combination boiler.

To the first floor is an excellent sized double bedroom to the front with fitted storage cupboard and single bedroom to the rear. There is an attractive and modern three piece shower room suite in white.

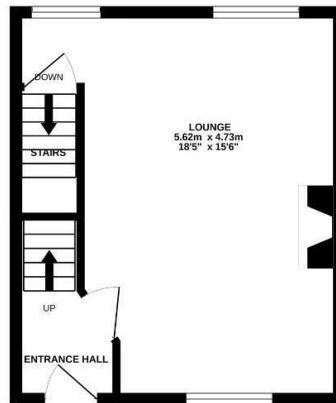
The property benefits from the modern day comforts of double glazing and gas fired central heating.

No onward chain

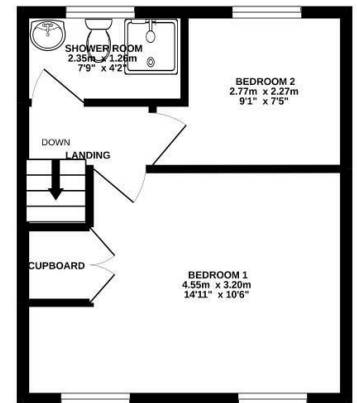
LOWER GROUND FLOOR  
26.1 sq.m. (281 sq.ft.) approx.



GROUND FLOOR  
25.9 sq.m. (279 sq.ft.) approx.

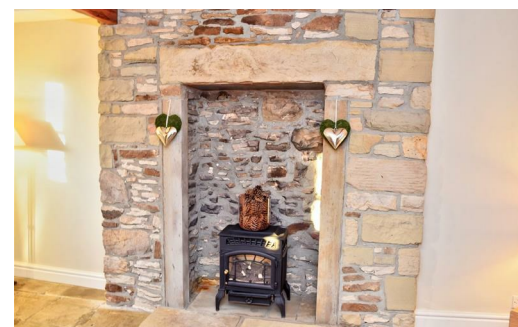


1ST FLOOR  
26.6 sq.m. (286 sq.ft.) approx.



TOTAL FLOOR AREA : 78.7 sq.m. (847 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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11 Albert Road, Colne, Lancashire, BB8 0RY  
T. 01282 868686  
Colne.sales@pettyreal.co.uk

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)