

16 BLENHEIM TERRACE
FOULRIDGE
BB8 7PG

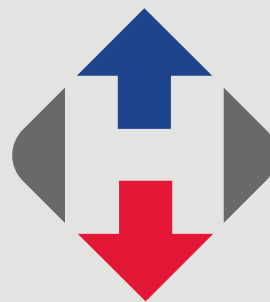
O.I.R.O. £85,000



- Deceptive stonebuilt mid terrace
- Well appointed—situated over 3 floors
- Generous lounge, dining kitchen, GCH
- Flexible basement reception; PVC DG
- Fantastic opportunity to enhance further
- 2 bedrooms, sizeable shower room
- Highly sought-after village location
- 93 m² (1,001 sq ft) approx.

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A spacious stonebuilt mid terrace house situated on Blenheim Terrace a desirable location on the outskirts of the village within walking distance to local amenities and with excellent transport networks nearby. The property is deceptive and provides well appointed accommodation situated over three floors which now requires modernisation to enhance further to realise its full potential. There are two bedrooms and a sizeable bathroom on the first floor and a generous lounge and dining kitchen on the ground floor, there is a lower ground living room which offers a great flexible space. Externally there is a rear yard and the property is complemented by gas central heating and PVC double glazing. It is being offered to market with no onward chain and would ideally suit an investor or first time buyer. Early viewing is highly recommended.



LOCATION: Travelling into Foulridge from the Barrowford direction along Skipton Road (A56), just before the 'Hare & Hounds' public house, turn right onto Skipton Old Road, continue straight along this road, Blenheim Terrace is situated on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL: With PVC front door, staircase leading to first floor.

LOUNGE: 4.1m x 3.4m (13'4" x 11'0"); tiled surround fireplace with hearth and inset housing coal effect Living Flame gas fire, built-in cupboard in alcove area.

DINING KITCHEN: 4.0m x 3.7m (13'1" x 12'1"); white fitted wall and base units with complementary laminate working surfaces, wall mounted combination gas central heating boiler, built-in cupboards in alcove area, stainless steel single sink drainer unit, part tiled walls, gas cooker point, plumbing for washing machine, period tiled fireplace surround and hearth housing coal effect gas fire, vinyl flooring, staircase leading down to lower ground floor, lovely elevated views over neighbouring hills and countryside.

LOWER GROUND FLOOR:

LIVING ROOM: 4.6m x 3.6m (15'1" x 11'8"); excellent flexible room with stainless steel single sink drainer unit with mixer tap, cream base cupboard, wall mounted electric consumer unit, staircase to ground floor, rear PVC external door to outside.

FIRST FLOOR

LANDING: With loft access, built-in overstairs storage cupboard.

BEDROOM ONE (front): 3.6m x 2.5m (11'1" x 8'1"); with built-in wardrobes and cupboards, pleasant front outlooks.

BEDROOM TWO: 3.3m x 2.4m (10'8" x 7'9"); with a private front aspect.

SHOWER ROOM: 4.0m x 3.6m (13'3" max, narrowing 6'9" x 11'8"); superbly spacious room offering great flexibility currently comprising double shower enclosure, pedestal wash basin, low suite w.c., beautiful elevated views over neighbouring countryside.





OUTSIDE: Access from the lower ground floor is an enclosed concrete rear yard with boundary wall and rear gate access.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND: TBC

EPC: The energy efficiency rating for this property is D.

VIEWING: By appointment with our office.

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