



## Lakeside Gardens, Foulridge

- Exclusive Private Development
- Short Walk to Village Amenities
- Underfloor Heating Throughout Downstairs
- Quality Modern Bathrooms & Downstairs WC

- Lakeside Setting
- Close to Colne & Burney Town Centres
- Eastburn Kitchen with Quartz Worktops
- Solar Panels & Electric Car Charger

**Asking Price £450,000**

**Tenure: Freehold**

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# Lakeside Gardens, Foulridge

## DESCRIPTION

Hunters Bingley are proud to bring to the market this stunning property. Accessed through a sweeping private driveway, this exclusive development of 5 houses is situated in an idyllic lakeside setting, located between Foulridge Reservoir and Lake Burwain.

These executive new homes are only a short walk from the village amenities, including a bistro pub, cafe bar, Italian restaurant as well as multiple takeaways. Colne and Burnley are only a short drive or regular bus journey, which offer a wider range of shopping and entertainment options and also onward train journeys to Blackburn, Preston and beyond. The historic Leeds and Liverpool Canal is just a short stroll away and you are right on the doorstep of the Yorkshire Dales National Park and Forest of Bowland Area of Outstanding Natural Beauty.

This range of amenities ensures that you can enjoy the peace and quiet of countryside village life whilst also enjoying the conveniences of urban living.

Built in natural coursed stone with cut stone quoins to the corners and around all windows and doors, these houses will look right at home in their setting. Each new home comes with a high specification including an Eastburn fully fitted kitchen with Quartz premium worktop and quality modern fitted bathrooms with downstairs WC.

These homes are built and insulated to a high standard and with underfloor heating downstairs, a brand new efficient boiler, solar panels and an electric car charger, they are very efficient and economical to run.

There are two House Types available, with the first expected to be ready early 2026:

- 2 x House Type A - Detached 5-bedroom - £650,000
- 1 x House Type B - Link-Detached 4-bedroom - £450,000

House Type B features a spacious Kitchen / Dining room as well as a separate Living Room, Utility and Garage. Upstairs are 4 bedrooms including a Master Bedroom Suite with an en-suite bathroom and walk-in wardrobe, and a spacious House Bathroom.

Get in touch with us now for more information.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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INTERNAL GROSS FLOOR AREA  
min headroom 1.5m  
Living Accommodation = 123m<sup>2</sup> (1324sqft)  
Garage = 18m<sup>2</sup> (194sqft)

Level disabled access to comply with Part M  
Door to provide a min opening width of 775mm with level threshold and max 800 wide x 1500 deep level platform in full accordance with A.D Part M

External Walls: 100mm Facing  
Brickwork with 100mm parge coat cavity (125mm Cavity) Cavity 100mm facing Thermal Conductivity = 0.022 W/mK  
Roof: 150mm cavity 100mm facing 100mm cavity 100mm facing Thermal Conductivity = 0.022 W/mK  
Floor: 100mm cavity 100mm facing 100mm cavity 100mm facing Thermal Conductivity = 0.022 W/mK  
Partitions: 100mm cavity 100mm facing 100mm cavity 100mm facing Thermal Conductivity = 0.022 W/mK  
Windows: 100mm cavity 100mm facing 100mm cavity 100mm facing Thermal Conductivity = 0.022 W/mK  
Doors: 100mm cavity 100mm facing 100mm cavity 100mm facing Thermal Conductivity = 0.022 W/mK  
Glazing: 100mm cavity 100mm facing 100mm cavity 100mm facing Thermal Conductivity = 0.022 W/mK  
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### Viewing

Please contact our Hunters Bingley Sales Office on 01274 511 509 if you wish to arrange a viewing appointment for this property or require further information.

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