



2 The Ashlars, York Street,
Clitheroe

Chain Free £240,000

The Ashlars is a town centre boutique development consisting of two luxurious bungalow style apartments and a larger duplex; each of them totally exclusive, offering cutting-edge, contemporary design nestled into a charming Conservation area. Stone-built with either a sedum or zinc roof, they offer an exciting alternative for a more individual owner. They sit within a stone-walled/gated curtilage and each has a garden. Freehold tenure. A quality development by Branleigh Homes.

RESERVATIONS TO BE TAKEN FROM PROCEEDABLE PURCHASERS ONLY.

IMAGES ARE REPRESENTATIVE OF FINISHED PRODUCT AND NOT OF THE EXACT UNIT.



2 The Ashlars, York Street, Clitheroe

Directions

The Ashlars are located opposite the Anderton Bosonnet office on York Street.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating. Council tax is payable to Ribble Valley Borough Council. The tenure is Freehold. No service charge.

HOUSE SPECIFICATION

Interior Features:

Walls, ceilings, architraves and skirting finished in white.

Internal door furniture: TBA.

Doors: Wood panelled pre-finished internal doors.

Central heating: Gas central heating with energy efficient wall mounted combi boiler and thermostatic controlled radiators.

Bosch thermostatic central heating controller.

Electrical sockets: Supplied with USB ports in brushed steel.

TV points: Located in lounge, kitchen and bedrooms.

BT points: Located in lounge and bedroom.

Smoke detectors: Located in all rooms.

Kitchen & Utility Features:

From JJO (Rawtenstall)

Choice of contemporary range of kitchens either standard or upgrade for additional cost.

Choice of worktops and upstands.

Choice of porcelain or ceramic tiles.

Stainless steel double oven, gas hob, stainless steel chimney hood and integrated appliances to include fridge freezer, dishwasher and washing machine.

Bathroom, En-Suite & Cloakroom Features:

Supplied by James Hargreaves

Mains fed showers to main bathroom and en-suite.

Mirror: Main bathroom.

Heated towel warmer: Bathroom and en-suite.

Bathroom and en-suite: Fully tiled - porcelain/ceramic tiles.

Cloakroom: Half tiled - porcelain/ceramic tiles.

Shaver sockets: In bathroom and en-suite.

Upgrades available on bathroom, shower and accessories at an additional cost.

Exterior Features:

Composite front door finished in contemporary grey.

Lockable double glazed windows.

Lighting to front of property.

Security:

Multi-point locking system to main entrance door.

Ring video doorbell.

Gated entrance to The Ashlars

Individual post boxes at gated entrance.

Security alarm.

Externals:

Contemporary metal sign - The Ashlars

Paving: Natural stone flags.

2 x metal gated entrances with lock and intercom.

Cycle rack.

Perimeter boundary wall: Natural stone/repointed.

Perimeter wall: Natural stone copings.

Bin store.

External Walls:

Natural stone.

Entrance doors: Contemporary composite doors.

External light.

Door bell with camera.

Privacy screens: Brass/copper powder coated.

Windows/Patio doors: Grey.

Roof:

Units 1 & 2: Sedum roof.

Unit 3: Zinc roof.

Roof lights: Velux.

Roof soffits/fascias: Zinc/similar approved.

SPECIFICATION MAY ALTER SUBJECT TO STAGE OF DEVELOPMENT AND AVAILABILITY OF APPLIANCES. UPGRADE AVAILABILITY DEPENDENT ON STAGE OF DEVELOPMENT.

IMAGES ARE REPRESENTATIVE OF FINISHED PRODUCT AND NOT OF THE EXACT UNIT.

Building Warranty:

10 year Structural Warranty: LABC.

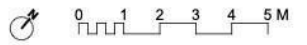
Building Control: RVBC

Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

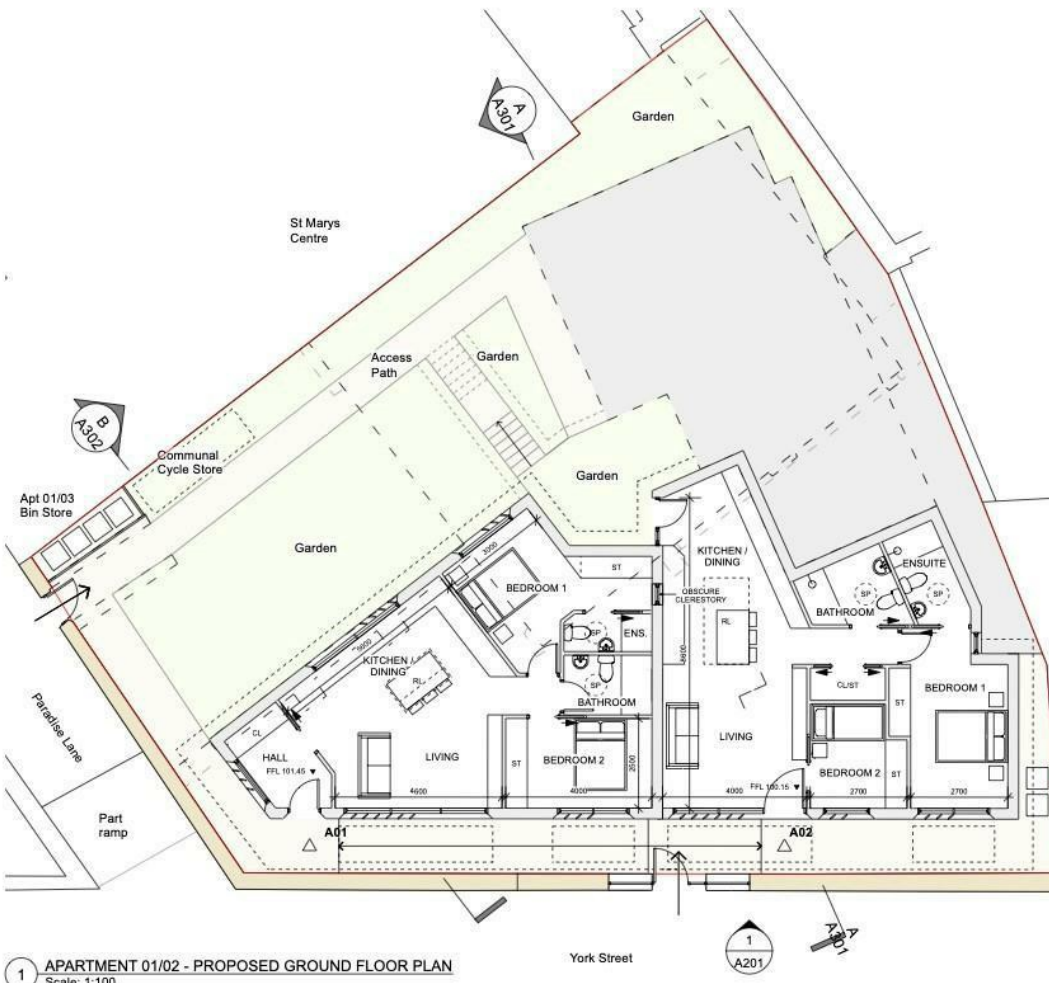
THIS DRAWING IS THE PROPERTY OF IVAN WILSON ARCHITECT. COPYRIGHT IS RESERVED BY THEM AND THE DRAWING IS ISSUED ON CONDITION THAT IT IS NOT COPIED EITHER WHOLLY OR IN PART WITHOUT THE CONSENT IN WRITING OF IVAN WILSON ARCHITECT.

DIMENSIONS SHOULD NOT BE SCALED. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF THE RELEVANT PART OF THE WORK.



m²

66.6	Apt 01
69.9	Apt 02
108.9	Apt 03
245.4	Total



1 APARTMENT 01/02 - PROPOSED GROUND FLOOR PLAN
Scale: 1:100

Drawing No. A101 Revision: A
 Institute Building Development Site
 Date: 10 May 2021 Drawn by: C'W Check: IW
 Ivan Wilson Architect
 e: iwanwilson.architect@gmail.com
 t: 0238 48902



IMAGES ARE REPRESENTATIVE OF FINISHED PRODUCT AND NOT OF THE EXACT UNIT.



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

8 York Street, Clitheroe, Lancashire BB7 2DL
T: 01200 428691 F: 01200 428691 E: info@andertonbosonnet.co.uk
www.andertonbosonnet.co.uk