




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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Settle Road, Clitheroe, BB7 4JF

£2,500

IMPRESSIVE DETACHED HOME IN SOUGHT AFTER LOCATION

Keenans Lettings proudly welcome to the rental market Station House. Nestled in the charming landscape of Newsholme, Settle Road presents a substantial four-bedroom detached family home that is sure to capture your heart. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for a growing family seeking their dream abode.

As you enter, you are welcomed by two spacious reception rooms, providing ample space for relaxation and entertaining. The generous dining kitchen is perfect for family meals and gatherings, ensuring that every culinary experience is enjoyable. The home boasts four well-appointed double bedrooms, one of which features an ensuite bathroom, offering privacy and comfort for family members or guests.

The property is complemented by a double garage, complete with a mezzanine storage area, providing practical solutions for your storage needs. The well-proportioned garden offers a serene outdoor space, where you can unwind while enjoying picturesque views across the rail line towards the stunning Yorkshire Three Peaks.

Conveniently located with easy access to the A682, this home allows for effortless travel towards Settle, the Lake District and the breath taking Yorkshire Dales, as well as towards Clitheroe being within the catchment area of Ribble Valley Schools and Skipton. This prime location not only offers a peaceful retreat but also ensures that you are well-connected to local amenities and attractions.

Settle Road, Clitheroe, BB7 4JF

£2,500

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- 4 double bedrooms, 1 ensuite
- Detached family home
- Easy access to A682
- Ideal for growing families
- 2 spacious reception rooms
- Double garage with storage
- Near Settle and Clitheroe
- Generous dining kitchen
- Scenic views of Three Peaks
- Picturesque Newsholme location

Ground Floor

Entrance Hall

13'9 x 6'5 (4.19m x 1.96m)
Hardwood double glazed front door and windows, central heating radiator, spotlights, solid wood flooring, doors leading to kitchen, reception room one, study, understairs storage and stairs to first floor.

Study

6'5 x 6'1 (1.96m x 1.85m)
Hardwood double glazed window and central heating radiator.

Reception Room One

21'5 x 12'1 (6.53m x 3.68m)
Three hardwood double glazed windows, two central heating radiators, cast iron log burning stove with stone fireplace surround, hearth and mantel, television point, solid wood flooring and door to reception room two.

Reception Room Two

16'5 x 13'7 (5.00m x 4.14m)
Three hardwood double glazed windows, two central heating radiators, cast iron log burning stove with stone fireplace surround, hearth and mantel and alcove storage.

Kitchen/Dining Area

26'7 x 14'11 (8.10m x 4.55m)
Four hardwood double glazed windows, two central heating radiators, range of panelled wall and base units with solid wood work surfaces, central island with stone work surfaces, Rayburn range cooker, two ring electric hob and oven, one and a half bowl ceramic sink and drainer with mixer tap, integrated dishwasher, exposed beams, spotlights, smoke detector, wood effect flooring, door to utility and hardwood double glazed French doors to rear.

Utility

7'4 x 5'5 (2.24m x 1.65m)
Hardwood double glazed window, central heating radiator, base units with solid wood work surfaces, plumbing for washing machine, smoke detector, tiled flooring, door to WC and hardwood door to side elevation.

WC

5'5 x 4'1 (1.65m x 1.24m)
Hardwood double glazed frosted window, low basin WC, wall mounted wash basin with traditional taps, extractor fan and tiled flooring.

Garage

20'2 x 18'0 (6.15m x 5.49m)
Two hardwood double glazed windows, floor mounted boiler, workbench, mezzanine store and remote up and over garage door.

First Floor

Landing

Two hardwood double glazed windows, two central heating radiators, loft access, smoke detector, spotlights, doors leading to four bedrooms and family bathroom.

Bedroom One

15'7 x 14'11 (4.75m x 4.55m)
Two hardwood double glazed windows, central heating radiator, spotlights and door to en suite.

En Suite

6'9 x 5'11 (2.06m x 1.80m)
Hardwood double glazed window, central heated towel rail, low basin WC, pedestal wash basin with traditional taps, direct feed shower enclosed extractor fan, spotlights, tiled elevations and vinyl flooring.

Bedroom Two

12'2 x 12'1 (3.71m x 3.68m)
Hardwood double glazed window and central heating radiator.

Bedroom Three

13'8 x 11'3 (4.17m x 3.43m)
Two hardwood double glazed windows, central heating radiator, loft access and door to dressing room.

Dressing Room

6'6 x 4'11 (1.98m x 1.50m)
Hardwood double glazed window and central heating radiator.

Bedroom Four

14'10 x 10'6 (4.52m x 3.20m)
Hardwood double glazed window, central heating radiator and loft access.

Bathroom

12'2 x 5'11 (3.71m x 1.80m)
Hardwood double glazed window, two central heating radiators, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and overhead electric feed shower, partially tiled elevations, spotlights, airing cupboard and tiled flooring.

