



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	72
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Bolland Prospect, Clitheroe, BB7 1JU

£795

A SPACIOUS TWO BEDROOM GROUND FLOOR FLAT WITH FANTASTIC GARDEN

This two bedroom ground floor apartment is being proudly welcomed to the rental market in the sought after area of Clitheroe. Benefiting from two bedrooms, an open plan living/dining area, fitted kitchen and conservatory overlooking the well maintained rear garden. This is a fantastic property perfectly suited to anyone looking to downsize or for single storey living. Situated within walking distance to Clitheroe town centre, access to local bus routes and transport links, as well as shops and amenities. View early to avoid disappointment!

The property comprises briefly; entrance into a welcoming hallway that has doors to two bedrooms, shower room, main reception room and storage cupboard. The main reception room has doors to the conservatory and open access to the dining area that leads through to the kitchen. The kitchen is spacious and has access to the garden. Externally, to the rear of the property is an enclosed laid to lawn garden with flagged patio, bedding areas and storage shed.

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 **2**  **1**  **2**  **D**

- Ground Floor Flat
 - Contemporary Fitted Kitchen
 - Well Maintained Rear Garden
 - EPC Rating D
- Two Bedrooms
 - Abundance of Indoor Space
 - Close Proximity To Local Amenities
- Three Piece Shower Room
 - Neutral Decoration
 - Council Tax Band A

Entrance Hall
11'0 x 5'6 (3.35m x 1.68m)
UPVC front door, central heating radiator, doors leading to shower room, two bedrooms, storage cupboard and reception room one.

Shower Room
7'6 x 4'9 (2.29m x 1.45m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, spotlights, fully tiled elevations and tiled flooring.

Bedroom One
13'10 x 10'10 (4.22m x 3.30m)
UPVC double glazed window, central heating radiator, coving to ceiling, dado rail and fitted wardrobes.

Bedroom Two
9'7 x 7'7 (2.92m x 2.31m)
Two UPVC double glazed windows, central heating radiator, coving to ceiling and two storage cupboards.

Reception Room One
16'1 x 10'9 (4.90m x 3.28m)
Central heating radiator, television point, gas fire with decorative surround, open access to reception room two and UPVC double glazed French doors to conservatory.

Conservatory
11'0 x 10'0 (3.35m x 3.05m)
UPVC double glazed windows, two central heating radiators, ceiling fan, tiled flooring and UPVC double glazed French doors to rear.

Reception Room Two/Dining Room
10'9 x 8'1 (3.28m x 2.46m)
UPVC double glazed window, central heating radiator, coving to ceiling and door to kitchen.

Kitchen
14'2 x 7'6 (4.32m x 2.29m)
UPVC double glazed window, central heating radiator, coving to ceiling, mix of wall and base units, laminate worktops, integrated oven with four ring gas hob and extractor hood, stainless steel sink and drainer with mixer tap, space for fridge and freezer, plumbing for washing machine, door to rear garden and tiled flooring.

External
Rear
Enclosed garden with laid to lawn, flagged patio, bedding areas and timber shed.

Front
On street parking.

Agents Notes
Council Tax Band A.



Tel: 01282507250

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