

38 YORK STREET  
CLITHEROE  
BB7 2DL

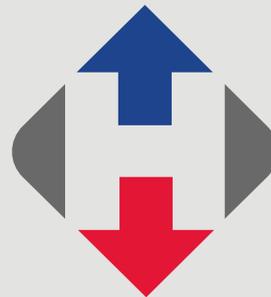
£349,950



- Unique Grade II listed town house
- Flexible accomm, up to 4 beds
- Lower ground floor snug & utility
- Roof top views towards Pendle Hill
- Central location, many original features
- First floor lounge, stunning kitchen
- Garden, residents' parking permit
- 161 m2 (1,736 sq ft) approx.

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Situated right at the heart of Clitheroe town centre, this Grade II listed town house has been converted with a modern twist and provides unique family accommodation, full of the original character and features such as a dumb waiter shaft converted to provide cupboard space but with the original winch mechanism still in place, exposed gas taps and stone walls, fireplaces and coal chutes.



The property provides flexible living accommodation and would suit a couple or family, with up to four bedrooms, two large reception rooms, a stunning kitchen, modern bathroom and hidden lower ground floor snug, utility and storeroom as well as a converted passageway. The property overlooks the historic grammar school grounds to the front and enjoys an unexpected rooftop view to Pendle Hill to the rear as well as an enclosed cottage garden and the benefit of a residents' parking permit.

**LOCATION:** From our sales office walk down Castle Street and proceed straight along, passing The Grand Venue on the right hand side. Number 38 is on the right just opposite the grounds of the grammar school.

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

**DINING ROOM:** 4.1m x 4.1m (13'6" x 13'6"); solid wood external door, slate tiled flooring, shop front window, original cosmetic fireplace surround, low voltage lighting.

**INNER HALL:** Staircase to lower ground floor

**DINING KITCHEN:** 4.6m x 4.1m (15'1" x 13'6"); range of modern fitted base and matching wall storage cupboards with complementary working surfaces, Falcon dual fuel range (gas and electric) with 5-ring burner, stainless steel extractor hood over, stainless steel sink unit, wall-mounted Worcester combination CH boiler (fitted 2020), plumbed and drained for dishwasher, separate washbasin and staircase to first floor landing.

**LOWER GROUND FLOOR::** With built-in cupboard converted from dumb waiter lift shaft.

**SNUG:** 4.4m x 2.9m (14'5" x 9'6"); exposed stone walls, solid floor, Victorian style central heating radiator, exposed gas taps, 2 wall light points, understairs storage cupboard, exposed original fireplace.

**UTILITY:** 4.0m x 1.6m (13' x 5'1"); with exposed stone and brick walls, plumbed and drained for automatic washing machine, Twyfords sink unit, power and light, gas and electric meters, feature coal chute to front of property.

**STOREROOM:** 2.6m x 1m (8'8" x 3'5"); lighting and feature coal chute to front of property.

**INNER PASSAGEWAY:** Currently used for storage with historic windows and doors, original stone flag flooring, solid wood external door to rear garden.





**FIRST FLOOR:**

**LANDING:**

**LOUNGE:** 4.1m x 4.1m (13'6" x 13'5"); exposed wooden floorboards, TV point, electric stove on stone hearth, feature chimney breast, coving.

**STUDY:** 4.6m x 2.3m (15' x 7'8"); feature curved wall, original boarded flooring, original feature fireplace, rooftop views towards Pendle Hill, sash window. staircase to second floor.

**HOBBY ROOM/BEDROOM:** 3.6m x 1.7m (11'11" x 5'6"); feature curved wall, heated towel rail,

**SECOND FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.1m x 4.1m (13'5" x 13'5"); original wooden flooring, feature corrugated metal walls and ceiling, sash window, Victorian style central heating radiator.

**BEDROOM TWO:** 4.6m x 2.5m (15'2" x 8'2"); feature sash windows, rooftop views towards Pendle Hill, built-in storage cupboard housing original mechanism for dumb waiter.

**BATHROOM:** With 3-piece modern white suite comprising corner bath with plumbed shower over and mixer tap, vanity screen, low suite w.c. and contemporary washbasin, part-tiled walls, vinyl flooring, spotlighting, heated stainless steel towel rail, open cupboard with shelving, double glazed Velux window.

**OUTSIDE:** Enclosed cottage style garden to rear with pebbles and slate chippings, flowerbeds and mature trees, water point, gate to rear access also owned by the property with stonebuilt outhouse, access to Albion Street. Residents' parking permit provided by the local authority.

**HEATING:** Gas fired hot water central heating system complemented by part electric heaters.

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

**VIEWING:** By appointment with our office.

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38 York Street, Clitheroe, BB7 2DL  
MJ/SMR/210521

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1 Castlegate, Clitheroe. BB7 1AZ  
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ  
T: 01282 698200 E: barrowford@honeywell.co.uk

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