

APARTMENT 7
40A YORK STREET
CLITHEROE
BB7 2DL

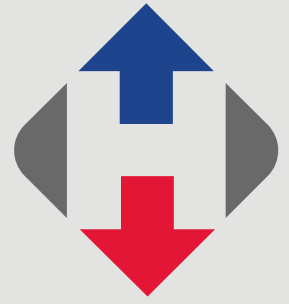
£205,000



- 2-storey duplex apartment
- Stunning open-plan living space
- 2 double bedrooms
- 3-piece shower room & en-suite
- Period windows with dual aspect
- Fantastic convenient location
- Modern kitchen with appliances
- 62 m2 (661 sq ft) approx.

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A 2-storey duplex apartment located on the first and top floor of the building. This fantastic apartment offers spacious accommodation with an entrance hallway leading to the open-plan living area which is dual aspect with a tall period window looking over York Street at the front and two large south-west facing windows on the side looking up towards Clitheroe town centre. The open-plan living space has a dining area and modern fitted shaker style kitchen with integrated appliances including induction hob, oven, fridge-freezer and dishwasher. The hallway and living area benefit from feature herringbone flooring offering a modern look which suits the stonebuilt period building. Also on this level is the second bedroom and a 3-piece shower room. A staircase from the hallway leads up to the master bedroom which offers feature exposed roof timbers and pitched ceilings, along with an en-suite shower room with heritage style tiling and Velux window.



This apartment is part of this fantastic development of Rossendale House. The main building is a stunning stonebuilt Victorian Villa which is being converted into seven apartments with a former Coach House to the side. Rossendale House is conveniently located next to the town centre on York Street close to The Grand and is within easy walking distance of all the amenities Clitheroe town centre has to offer.

LOCATION: From our sales office in Clitheroe travel down Castle Street onto York Street. Pass The Grand on the right hand side and the property is on the right hand side opposite the grounds of Clitheroe Grammar School Sixth Form.

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

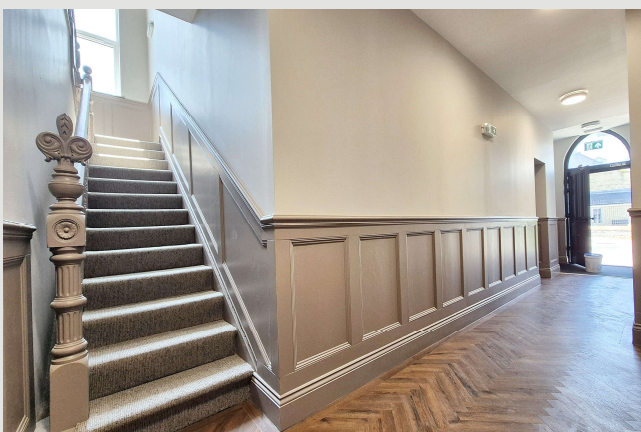
COMMUNAL HALLWAY:

ENTRANCE: Into duplex apartment with:

HALLWAY: With recessed spotlighting, luxury vinyl tile wood effect flooring and staircase off to second floor with understairs storage cupboard.

OPEN-PLAN LIVING, DINING AND KITCHEN:

Living Area: 4.1m x 3.0m (13'7" x 9'8"); with 3 stunning tall windows with outlooks up and down York Street and across towards the Grammar School Sixth Form and carpeted floor. **Dining Area:** With window to the side and luxury vinyl tile wood effect flooring.





Kitchen: 2.7m x 3.4m (8'9" x 11'3"); with a fitted range of grey shaker style wall and base units with complementary laminate work surface and upstand, integrated electric fan oven, 4-ring induction hob with stainless steel extractor canopy over, one bowl single drainer sink unit with mixer tap, integrated fridge-freezer, integrated slimline dishwasher, integrated washing machine, combination central heating boiler concealed inside kitchen wall cupboard and luxury vinyl tile wood effect flooring.

BEDROOM TWO: 3.4m x 2.3m (11'2" x 7'8"); with 2 tall windows.

SHOWER ROOM: 3-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, tiled splashback and storage cupboards under, fitted shower enclosure with thermostatic shower with fixed showerhead and separate handheld showerhead, part-tiled walls, recessed spotlighting, chrome heated ladder style towel rail, Velux window, extractor fan and luxury vinyl tile flooring.

SECOND FLOOR:

LANDING:

BEDROOM ONE: 3.6m x 5.9m (11'9" x 19'5"); a spacious bedroom with feature pitched ceiling



with Velux window and feature exposed beams, recessed spotlighting and outlooks towards Pendle Hill.

SHOWER ROOM: 3-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, tiled splashback and storage cupboards under, fitted corner shower enclosure with thermostatic shower with fixed showerhead and separate handheld showerhead, part-tiled walls, recessed spotlighting, chrome heated ladder style towel rail, Velux window, extractor fan and luxury vinyl tile flooring.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in PVC frames.

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

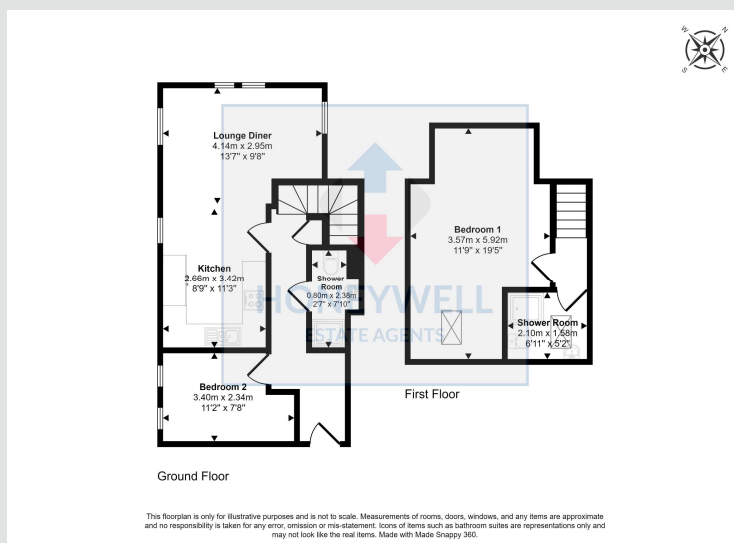
EPC: The energy efficiency rating of the property is C.

TENURE: Leasehold with a 999 year lease with no ground rent.

AVAILABILITY: The property is complete and ready for occupation.

VIEWING: By appointment with our office.





*Apartment 7, 40a York Street, Clitheroe, BB7 2DL
CD/CJ/130625*

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



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