



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(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.

Appleby Square, Clitheroe, BB7 2FU

£475,000

AN EXQUISITE FAMILY HOME

Flowing internally with character and charm, stylish interiors and modern fixtures and fittings, this exceptional four bedroom detached property is being proudly welcomed to the market in the desirable location of Clitheroe on a sought after estate. With an abundance of high quality indoor and outdoor space, converted garage and stunning features, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Skipton, Preston, Blackburn and major motorway links. With a double driveway, two bathrooms, three living areas and enviable garden space, this property has everything needed to make the perfect family home with no chain delay!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner, WC and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads through to a family room and utility room. The utility room provides access through to a studio/salon which is currently being used as a home business! The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. All four bedrooms benefit from fitted wardrobes whilst the main bedroom benefits from an en suite shower room. Externally there is a generously sized laid to lawn garden to the rear with paving areas. To the front there is a wrap around laid to lawn garden with mature shrubs and a double driveway.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Appleby Square, Clitheroe, BB7 2FU

£475,000

**4****2****2****B**

- Exceptional Detached Property
 - Immaculate Presentation Throughout
 - Ample Off Road Parking
 - EPC Rating B
- Four Bedrooms
 - Move-in Ready
 - Tenure Freehold
- Two Bathrooms
 - Gardens to Front and Rear
 - Council Tax Band F

Ground Floor

Entrance Hall

16'6 x 7'11 (5.03m x 2.41m)
Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, coving, spotlights, smoke detector, understairs storage, herringbone effect lino flooring, oak doors leading to reception room, kitchen/dining area, WC and stairs to first floor.

WC

6'10 x 4'6 (2.08m x 1.37m)
Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, spotlights, extractor fan and herringbone effect lino flooring.

Reception Room

20'9 x 12'3 (6.32m x 3.73m)
UPVC double glazed box window, central heating radiator, coving, smoke detector, media wall with television point and electric living flame fire, television point and herringbone effect lino flooring.

Kitchen/Dining Area

21'11 x 10'4 (6.68m x 3.15m)
UPVC double glazed leaded window, central heating radiator, range of high gloss wall and base units with laminate work surfaces, tiled splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated electric AEG dishwasher, plumbing for washing machine, spotlights, smoke detector, extractor fan, wood effect laminate flooring, oak doors leading to family room and utility.

Family Room

10'9 x 9'8 (3.28m x 2.95m)
Central heating radiator, spotlights, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

Utility

10'2 x 4'6 (3.10m x 1.37m)
Vaillant boiler, space for dryer, spotlights, wood effect laminate flooring and oak door to salon/studio.

Salon/Studio

12'2 x 10'3 (3.71m x 3.12m)
Upright central heating radiator, panelled elevations, high gloss wall and base units with granite effect work surfaces, ceramic wash basin with mixer tap, wood effect laminate flooring and UPVC double double glazed frosted door to side elevation.

First Floor

Landing

12'11 x 5'9 (3.94m x 1.75m)
Velux window, coving, spotlights, pendant lighting, loft access, smoke detector, storage cupboard, oak doors leading to four bedrooms and family bathroom.

Bedroom One

20'1 x 10'4 (6.12m x 3.15m)
UPVC double glazed window, central heating radiator, television point, fitted wardrobes and door to en suite.

En Suite

10'4 x 4'1 (3.15m x 1.24m)
UPVC double glazed frosted window, central heated towel rail, double direct feed shower enclosed, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and wood effect laminate flooring.

Bedroom Two

13'3 x 11'1 (4.04m x 3.38m)
UPVC double glazed leaded window, central heating radiator, fitted wardrobe and television point.

Bedroom Three

13'3 x 11'1 (4.04m x 3.38m)
UPVC double glazed leaded window, central heating radiator, fitted wardrobes, television point, wood panelled elevation and loft access.

Bedroom Four

9'10 x 8'10 (3.00m x 2.69m)
UPVC double glazed leaded window, central heating radiator, fitted wardrobe and wood panelled elevation.

Bathroom

9'1 x 7'8 (2.77m x 2.34m)
UPVC double glazed frosted window, heated towel rail, panel bath with mixer tap and rinse head, double direct feed shower enclosed, dual flush WC, pedestal wash basin with mixer tap, tiled elevations, spotlights, extractor fan and wood effect lino flooring.

External

Rear

Enclosed garden with laid to lawn, timber storage shed and paving.

Front

Laid to lawn wraparound garden with mature shrubbery and block paved driveway.

