

19 YORK STREET
CLITHEROE
BB7 2DH

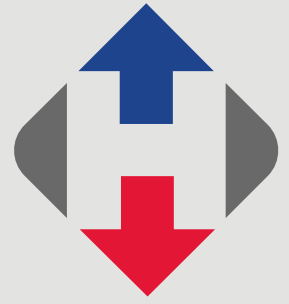
£349,950



- A character filled townhouse
- Gorgeous accommodation over 3 floors
- 3 double bedrooms, bath & shower rooms
- Gas CH & part uPVC DG
- Enclosed garden to the rear
- Situated in the centre of town
- Residents parking pass available
- 122 m² (1,316 sq ft) approx.

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Situated in the very centre of town opposite The Grand, this Grade 2 listed town house offers fantastic character filled accommodation over its three floors, with three large double bedrooms, separate bath and shower rooms, a dining kitchen and living room with exposed stone fireplace.



The property enjoys an attractive enclosed garden to the rear and comes with a parking permit if required from Lancashire County Council. Additional parking is available to buy on long stay car parks from the council.

LOCATION: From our sales office head straight down Castle Street and onto York Street. The Grand is found halfway down the street on the right hand side and number 19 is opposite.

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

ENTRANCE PORCH: with a glazed external door, glazed internal door, tiled flooring.

LOUNGE: 4.6m x 3.4m (14'11" x 11'0"); with part stone, part boarded floor, feature sash window with bay. Exposed stone fireplace with stone hearth, electrical meter cupboards, staircase to the first floor landing, television and telephone points.

KITCHEN DINER: 4.8m x 3.7m (15'8" x 12'0"); with a range of fitted base and matching wall storage cupboards with complimentary working surfaces incorporating a ceramic sink unit. A Stoves dual oven cooker with a four-ring gas hob over, pantry cupboard, plumbed and drained for an automatic washing machine, housed

combination central heating boiler. Rear porch with shelving and glazed external door to the rear of the property.

FIRST FLOOR:

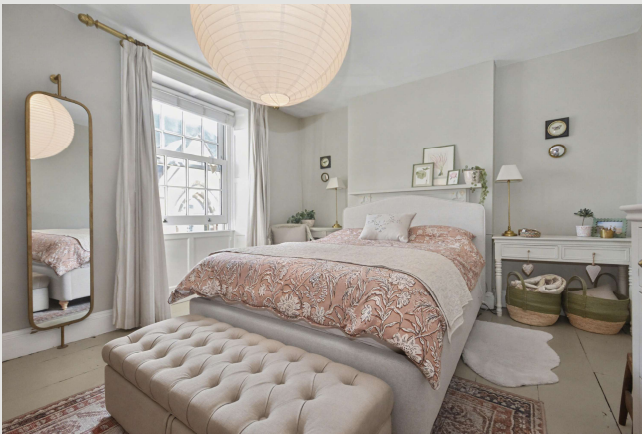
LANDING: staircase to the second floor, boarded flooring, low voltage lighting.

HOUSE BATHROOM: 3.2m x 2.8m (10'6" x 9'1"); with a 3-piece suite in white comprising a four claw roll top bath with shower mixer tap, pedestal wash hand basin, low level W.C, partially tiled walls, tiled floor, feature fireplace, low voltage lighting.

SHOWER ROOM: 1.2m x 2.8m (4'0" x 9'1"); with a 3-piece suite in white comprising a low level W.C pedestal wash hand basin and corner shower enclosure with electric shower, low voltage lighting, extractor fan.

BEDROOM ONE: 4.5m x 3.5m (14'7" x 11'4") with boarded wooden flooring, feature bay window.





SECOND FLOOR:

LANDING: with octagonal skylight.

BEDROOM TWO: 4.5m x 3.5m (14'10" x 11'4"); with feature sash window, feature fireplace, boarded wooden flooring.

BEDROOM THREE: 4.6m x 3.7m (15'0" x 12'3"); with built-in storage cupboards.

OUTSIDE: The property enjoys an enclosed low maintenance Indian stone-flagged rear garden. There is an option for the buyer to obtain a parking permit if required from Lancashire County Council.

HEATING: Gas fired hot water central heating system complemented by a mixture of double glazed and single glazed windows in a mixture of UPVC and wooden frames.

TENURE: Freehold.

The property is a Grade 2 listed building.

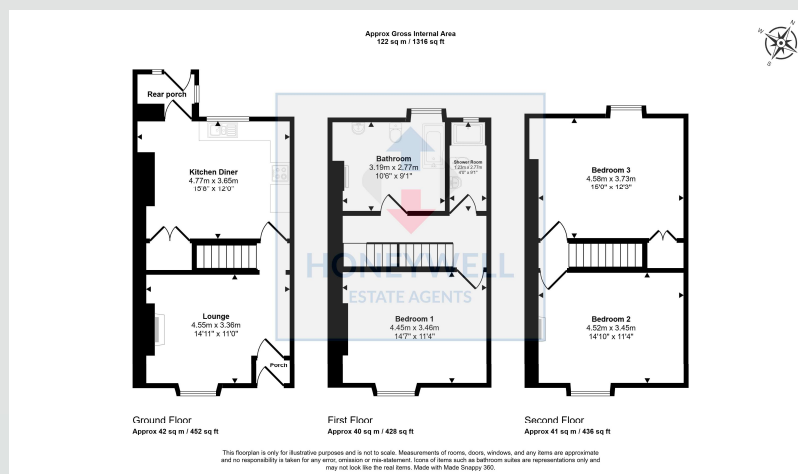
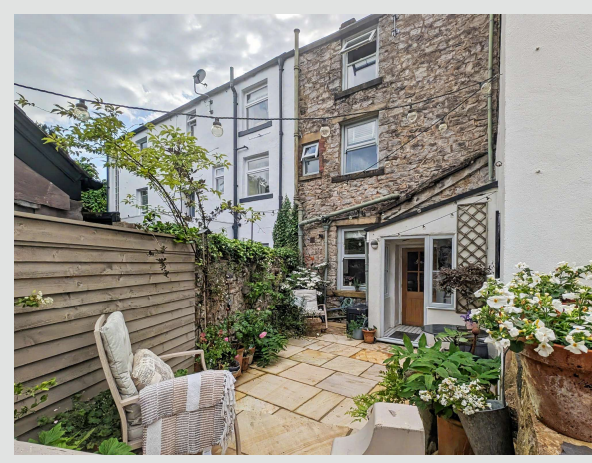
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND C.

VIEWING: By appointment with our office.

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MJ/CE/100326

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