

APARTMENT 8  
ROSSENDALE HOUSE  
40A YORK STREET  
CLITHEROE  
BB7 2DL



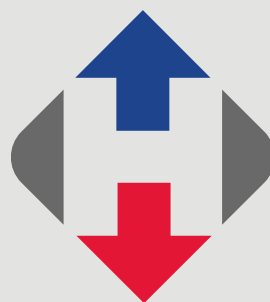
£1,000 per month



- Superb duplex apartment
- 2 double bedrooms
- 2 bathrooms
- Open-plan lounge & kitchen
- Integrated appliances
- Convenient central location
- Spacious bright accommodation
- Unfurnished. Available mid/late September

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**A spacious duplex first floor apartment which offers great space and privacy with attractive outlooks across York Street and forms part of this imposing character stone building in this fantastic central location. The communal entrance hall has wood panelled walls and wood effect herringbone flooring, the original return staircase leads to the first floor and entrance to the apartment. Inside, there is an entrance hallway with door entry system and staircase, there is an open-plan living space to the front with carpeted living area and a modern grey shaker style kitchen with a range of integrated appliances and breakfast bar. Also on this level is a double bedroom and 4-piece house bathroom with separate shower. Upstairs, there is a good-sized master bedroom with feature window and pitched ceiling plus an en-suite bathroom. Viewing is essential.**



**LOCATION:** From Clitheroe town centre 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 ENTRANCE HALL:** With entry door system, sensor lighting, wood panelled walls and herringbone wood effect flooring, original return staircase to first floor with spindles and balustrade, Velux window and window to side.

**ENTRANCE INTO NO.8:** Through hardwood door leading to: **HALLWAY:** With staircase off to first floor with spindles and balustrade, wood effect luxury vinyl tile flooring, main entry door control panel, understairs storage cupboard with plumbing for a washing machine and recessed spot lighting.

**OPEN-PLAN LIVING AREA AND KITCHEN:** 5.9m x 4.0m narrowing to 3.1m (19'5" x 13'1" narrowing to 10'3");

**Living Area:** With windows to front and side elevation with attractive outlooks along York Street and storage cupboard housing central heating boiler.

**Kitchen Area:** 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 glass splashback and stainless steel extractor canopy over, one bowl sink unit with mixer tap, integrated fridge-freezer, integrated dishwasher, breakfast bar, recessed spot lighting, wood effect luxury vinyl tile flooring and extractor.

**BEDROOM TWO:** 4.0m x 2.8m (13'3" x 9'1"); with 2 windows with outlooks towards Pendle Hill.

**BATHROOM:** 4-piece white suite comprising a low suite w.c., vanity wash-hand basin with tiled splashback and storage cupboards under, panelled bath with tiled splashback and fitted corner shower enclosure with thermostatic shower with fixed showerhead and separate handheld showerhead and tiled walls, recessed spot lighting, extractor fan, tall chrome heated ladder style towel rail and wood effect luxury vinyl tiled flooring.





## SECOND FLOOR:

**MASTER BEDROOM:** 3.5m x 4.3m opening to 6.0m (11'6" x 14'0" opening to 19'7"); with feature window overlooking York Street and pitched ceilings.

**EN-SUITE BATHROOM:** 3-piece white suite comprising low suite w.c., vanity wash-hand basin with tiled splashback and storage cupboards under, panelled bath with chrome mixer tap and tiled splashback, tall heated towel rail, Velux window with outlooks towards Pendle Hill and wood effect luxury vinyl tile flooring.

**OUTSIDE:** There is a resident's bin storage area.

**DEPOSIT:** £1,153.00.

**RESTRICTIONS:** No smokers. Pet requests must be submitted in writing.

**AVAILABLE:** Mid/late September.

**EPC:** The energy efficiency rating for this property is C.

**COUNCIL TAX:** Band A £1,578.10 (April 2026).

### Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the security deposit.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared.

We cannot accept payment by credit card or cash.







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