



4 Pasture Fold, Clitheroe

£107,500 Leasehold

Attractive 2-bed semi in cul-de-sac. 50% shared ownership. Modern kitchen, lounge, private garden, parking for 2 cars. Overlooks fields. Eligibility criteria apply. Early viewing advised.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This attractive two-bedroom semi-detached home presents an excellent opportunity for first-time buyers or those looking to downsize, offered on a 50% shared ownership scheme (rent £268.40 per month). Superbly appointed throughout, the property features a an attractive lounge with media wall and a modern kitchen complete with integrated appliances, as well as a convenient two-piece cloakroom on the ground floor. Upstairs, two well-proportioned double bedrooms provide comfortable accommodation, complemented by a stylish family bathroom finished in contemporary tones. The interior is thoughtfully designed for modern living, with quality fixtures and fittings throughout, creating a welcoming and practical environment. Set in a tucked away position at the far end of a small, modern development, the house enjoys attractive aspects overlooking open fields, offering a sense of privacy in a favoured residential location.

The outside space is a real highlight, with the property occupying a desirable cul-de-sac setting amongst just a handful of similar homes. A side driveway provides parking for two cars (a practical benefit for households with multiple vehicles), while a side gate offers easy access to the rear garden. The garden itself is both spacious and private, laid mainly to lawn

and attractively landscaped for ease of maintenance. A newly laid timber decked patio area provides the perfect spot for outdoor dining or relaxation, and there is a useful storage shed. The garden is not overlooked, ensuring a tranquil environment for entertaining or unwinding. This home delivers a sought-after blend of modern living, excellent outdoor space, making it a must-see for buyers seeking quality and comfort. Eligibility criteria is required via an application process. Early viewing is recommended.

- 50% Shared Ownership Scheme - Rent £268.40 Per Month
- Attractive Modern Semi-Detached Home
- Lounge; Modern Kitchen With Appliances, 2-pce Cloaks
- 2 Double Bedrooms, Modern Bathroom
- Tucked Away Position On Modern Small Development
- Excellent Private Spacious Lawned Garden & Decked Patio
- Side Driveway With Parking for 2 cars
- Superbly Appointed; Ideal For First Time Buyers Or Downsizers
- Attractive Aspects Overlooking Open Fields



Entrance Hallway

uPVC double glazed front door, wood style flooring, Spindle staircase leading to 1st floor, panel radiator.

Kitchen

Modern fitted units and contrasting worktops, plumbing for washing machine, integrated electric oven, 4-ring gas hob, extractor filter canopy over, integrated dishwasher, uPVC double glazed window, laminate wood style flooring, panel radiator, sink trainer unit with mixer tap, cupboard housing wall mounted combination gas central heating boiler, private front aspect across towards open fields, recessed spotlighting.

Cloakroom

Modern 2-pce white suite, low level w.c., pedestal wash basin, extractor fan, wood style floor, panel radiator.

Lounge

Laminate wood style flooring, uPVC double glazed window and french doors leading out to garden with private aspects, under stairs storage cupboard, feature media wall with shelving, built in storage units, LED lighting, TV point, panel radiator.

Landing

Spindle balustrade, loft access.

Bedroom One

Double room, carpet flooring, panel radiator, uPVC double glazed window, pleasant private outlooks over gardens and neighbouring open fields to side.

Bedroom Two

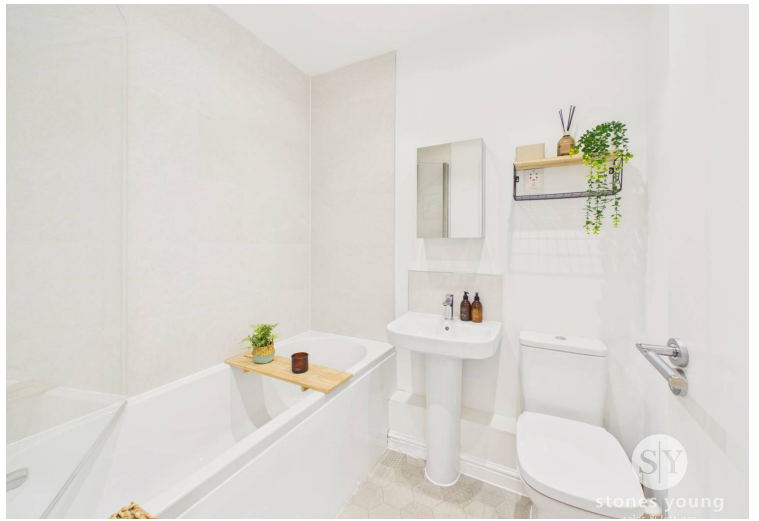
Double bedroom, carpet flooring, panel radiator, built-in storage cupboard, uPVC double glazed window with superb views and lovely open outlooks over adjoining fields.

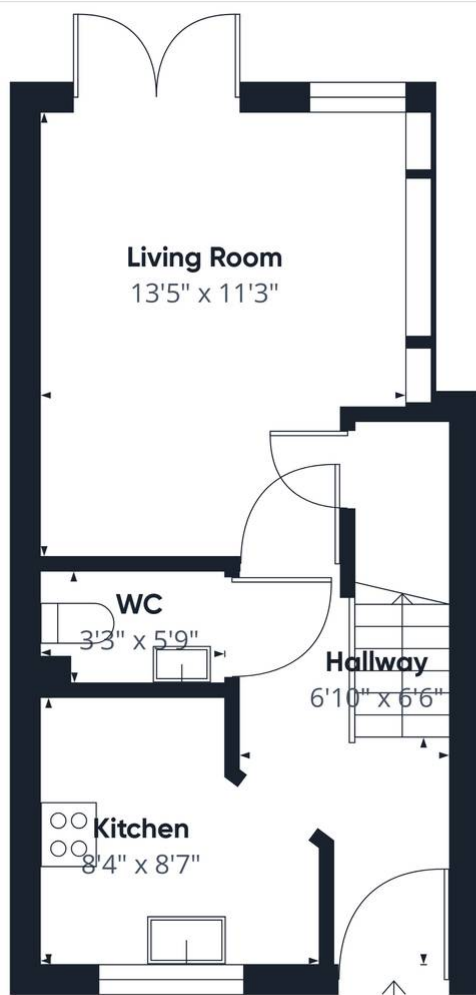
Bathroom

Modern 3-pce white suite, panel bath with thermostatic shower over and mixer tap, low-level w.c., pedestal wash basin, tiled effect flooring, extractor fan, recessed spotlighting, part tiled walls, shaver point, panel radiator.

Additional Shared Ownership Information

Shared Ownership through Heylo Housing. Application process and criteria to meet. Tenure: Leasehold (125 years from November 11 2020). Share Available: 50% (£107,500) Shared Ownership Rent: £268.40 per month (subject to annual review). Lease Management fee: £27.12 per month (subject to annual review). Service Charge: £25.22 per month (subject to annual review). Council Tax: Band B, Ribbles Valley Borough Council.





Floor 0



Floor 1



Approximate total area⁽¹⁾
581 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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