



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(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	

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## Henry Place, Clitheroe, BB7 1FD

£1,495

A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME WITH LOW MAINTENANCE GARDENS AND A CONVENIENT LOCATION

Finished internally with neutral tones and spacious living accommodation, this four-bedroom detached family home is being welcomed to the rental market. Ideally suited for a growing family looking for easy access to all town centre amenities, local schools and major commuter routes along the A59 towards Skipton, Blackburn and Preston.

The property comprises briefly, to the ground floor: entrance to a vestibule with stairs leading to the first floor and a door leading to a spacious reception room. The reception room has doors leading to understairs storage and a contemporary fitted kitchen/diner. The kitchen/diner has doors leading to a downstairs WC and French doors to the rear garden. To the first floor is a landing with doors leading to three bedrooms, a three-piece bathroom suite and a further landing with stairs leading to the second floor. To the second floor is the master bedrooms with a large fitted wardrobe and ensuite shower room. Externally the property boasts a gravel chipped rear garden wrapping round to the side elevation. To the front is a bedding area and driveway providing off-road parking for one vehicle leading to a single garage.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience.

# Henry Place, Clitheroe, BB7 1FD

£1,495

 4  3  1  C

- Large Four Bedroomed Detached
- Two Bathrooms
- Detached Garage
- Highly Sought After Location

- Spacious Lounge
- Ground Floor WC
- Low Maintenance Garden

- Modern Kitchen Diner
- Off Road Parking
- Spread Over Three Floors

## Internal

### Ground Floor

#### Entrance Hallway

3'9 x 2'10 (1.14m x 0.86m)

Composite entrance door, central light point and door leading to hallway.

#### Lounge

15'6 x 12'4 (4.72m x 3.76m)

UPVC double glazed window to front elevation, central light point, smoke alarm to ceiling, under stair storage cupboard, television point and door leading to kitchen diner.

#### Kitchen Diner

15'8 x 7'1 (4.78m x 2.16m)

UPVC double glazed window and patio door to rear elevation, spotlights to ceiling, a range of floor and wall-based units with complementary worktops, stainless steel sink with drainer and mixer tap, double oven with four ring gas hob and extractor hood, integrated fridge and freezer, dishwasher and washing machine, cupboard housing boiler, fitted extractor fan and door leading to WC.

#### WC

4'9 x 3'3 (1.45m x 0.99m)

UPVC double glazed window to side elevation, central light point, central heating radiator, low level WC and pedestal wash basin.

### First Floor

#### Landing

Central light point, doors leading to three bedrooms and family bathroom suite. UPVC Double glazed window to side elevation, fitted storage cupboard and stairs leading to second floor.

#### Bedroom Two

10'3 x 9'4 (3.12m x 2.84m)

UPVC double glazed window to front elevation, central light point and central heating radiator.

#### Bedroom Three

6'11 x 6'2 (2.11m x 1.88m)

UPVC double glazed window to rear elevation, central light point and central heating radiator.

#### Bedroom Four

7'5 x 6'9 (2.26m x 2.06m)

UPVC double glazed window to rear elevation, central light point and central heating -radiator.

#### Family Bathroom

6'4 x 6'2 (1.93m x 1.88m)

A three-piece suite comprising of panelled bath with overhead shower feed, pedestal wash basin and low-level WC. Spotlights to ceiling, central heating radiator and part tiled elevations.

### Second Floor

#### Bedroom One

15'9 x 14'11 (4.80m x 4.55m)

Double glazed windows to front elevation, central light point, central heating radiator, fitted wardrobes and door leading en-suite.

#### En-suite

8'1 x 4'01 (2.46m x 1.24m )

Velux window to ceiling, central heating radiator, a three-piece suite comprising of glass shower enclosure, low level WC, spotlights to ceiling, part tiled elevations and flooring.

### External

#### Front

Driveway providing off road parking, access to detached garage via up and over door.

#### Rear

Enclosed garden comprising of patio and stone chippings.



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