

atkinson morley  
homes

# York Street, Clitheroe

An elegant pair of Georgian Residences,  
Grade II Listed Townhouses.



# Location

Clitheroe is one of the jewels in Lancashire's crown, nestled in the heart of the picturesque Ribble Valley with the imposing Pendle Hill in the background and surrounded by miles of gloriously unspoiled countryside.

A thriving market town overlooked by the impressive remains of its medieval castle, Clitheroe has much to offer everyone, from its bustling town centre with its high quality traditional and specialist shops, restaurants, cafes and bars to a good selection of edge of town superstores.

From the practical perspective, Clitheroe is well served by strong transport links, with extensive public transport provided both by bus and an hourly direct rail service to Blackburn and Manchester, with ongoing access across the north west & beyond.

There's also a good quality network of A-roads with easy access to Clitheroe's Lancashire neighbours including Burnley, Blackburn and Preston, and to the national motorway network.

A check on Clitheroe's schools will reveal a choice of high-performing education establishments and the town has its own modern community hospital and supporting health facilities. All contributing to the town's inherent quality and attractiveness.



## Close by...

Train Station  
0.5 miles

Motorway  
11.7 miles

Supermarket  
0.1 miles

High School  
0.6 miles

○ Clitheroe

● Blackburn  
11 miles

● Preston  
18 miles

● Manchester  
33 miles

● Leeds  
64 miles

# Introducing

## 15 & 17 York Street, Clitheroe, Ribble Valley

These adjoining 3-bedroom Georgian Townhouses each provide 1630 sq ft/151 m<sup>2</sup> living accommodation over 3 floors, with their architect designed bespoke family living spaces arranged to take full advantage of the distinctive structure of the properties.

Each of the ground floor areas offers a versatile reception room, ideal for use as lounge / snug area or study, and a large kitchen which is fully fitted with high quality German units and the latest kitchen appliances.

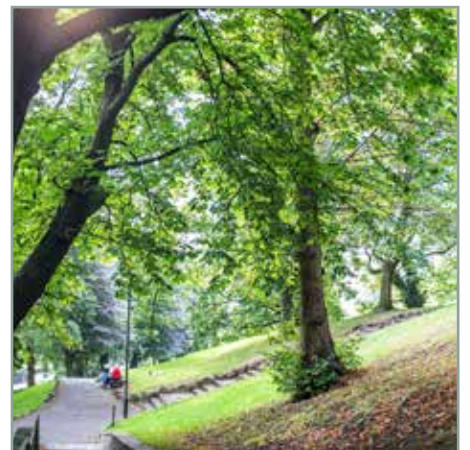
The properties differ here with Number 15 offering a separate family dining room and adjoining cloakroom and WC and Number 17 a large utility room, again with cloakroom and WC.

The main family lounge in each property is situated to the front of the first floor with the remaining area of this floor and the second floor accommodating three large double bedrooms and a family bathroom with free standing bath, walk-in shower, WC and hand basin.

Each of the master bedrooms is en-suite with shower, WC and hand basin, and Number 15 also provides a separate dressing room.

Externally, the properties open out at the rear to a garden area with patio and private parking area.

**Price £275,000**





# Floor Plans



First Floor Plan



Second Floor Plan



Ground Floor Plan

Thoughtful design takes full advantage of these distinctive homes, providing a bespoke family living space unique to each adjoining property.

Spacious living areas, including large practical kitchens, make effective use of each of the three floors, complemented by tasteful period finishing and quality craftsmanship throughout.

- 15 York Street
- 17 York Street

# Specification

## Kitchen & Utility

The spacious kitchen is designed with style and convenience to the fore, fully fitted with high quality German 'soft-motion' kitchen units and a choice of worktop and mirrored splashback to suit your own needs. A Blanco 1.5 bowl sink and mixer tap is installed and the kitchen is provided with high output LED wall unit lighting.

### **Kitchen units are fitted with integrated appliances which include:**

- Neff single pyrolytic oven with slide and hide door
- Neff combination oven with microwave
- Neff Warming drawer
- Neff 5 zone induction hob with flexinduction zone
- Neff fully integrated dishwasher
- Neff fully integrated larder fridge
- Neff integrated built under freezer
- Neff flush island extractor

The adjoining utility area is provided with plumbed space for a washer.

## Bathroom and En-suite and Cloakroom

Family bathroom, en-suites and cloakroom all feature modern high quality white Duravit sanitary ware with particular features including:

- Luxury free standing bath in family bathroom
- Large walk in shower in family bathroom
- Shower enclosure in en-suites
- Chrome heated towel rail
- Shaver sockets in bathrooms and en-suites

## Internal Features

Internally, the property maintains its period style and character with featured architrave and skirtings throughout and oak finish internal doors and staircase handrail. You have the choice of chrome or brass finish for the door furniture.



*Additionally, safety, security and modern lifestyles are accommodated with a range of features within the property, including:*

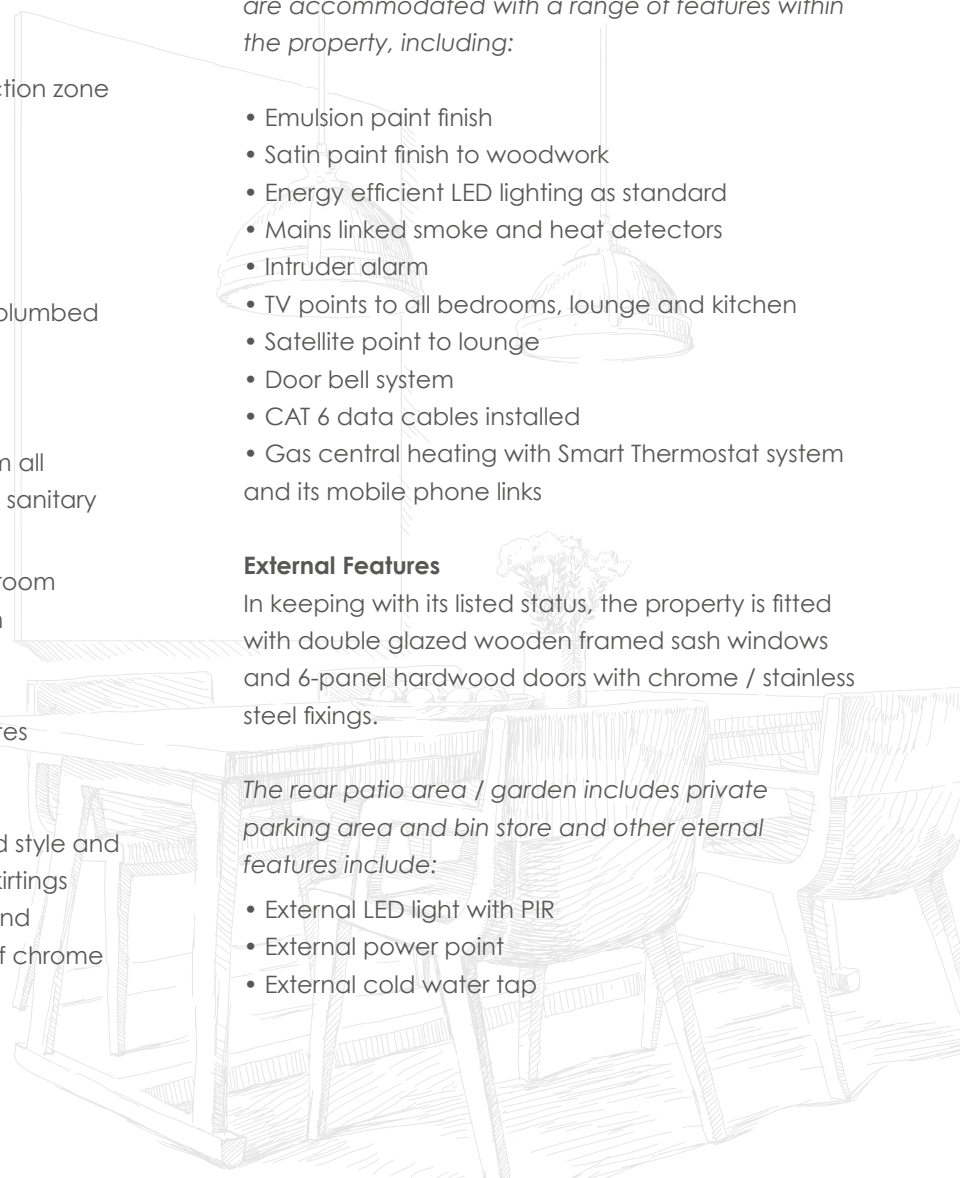
- Emulsion paint finish
- Satin paint finish to woodwork
- Energy efficient LED lighting as standard
- Mains linked smoke and heat detectors
- Intruder alarm
- TV points to all bedrooms, lounge and kitchen
- Satellite point to lounge
- Door bell system
- CAT 6 data cables installed
- Gas central heating with Smart Thermostat system and its mobile phone links

## External Features

In keeping with its listed status, the property is fitted with double glazed wooden framed sash windows and 6-panel hardwood doors with chrome / stainless steel fixings.

*The rear patio area / garden includes private parking area and bin store and other external features include:*

- External LED light with PIR
- External power point
- External cold water tap





## York Street, Clitheroe

### IWA Architects

---

IWA Architects have a specialism in the restoration and repair of historic buildings, including new build design in an historic context. They were employed to sensitively design a restoration of 15-17 York Street, Clitheroe back into family homes and assist the Developer with the two properties.

The intention was to retain and enhance their character, enabling these historic houses to have a sustainable future once again as family homes.

atkinson morley  
————— homes —————

[www.atkinsonmorleyhomes.co.uk](http://www.atkinsonmorleyhomes.co.uk)

Tel. 01282 777609 Email. [info@atkinsonmorleyhomes.co.uk](mailto:info@atkinsonmorleyhomes.co.uk)  
Alderberry House, 47 Burnley Road, Padiham, Lancashire BB12 8BY