

APARTMENT 4  
40A YORK STREET  
CLITHEROE  
BB7 2DL

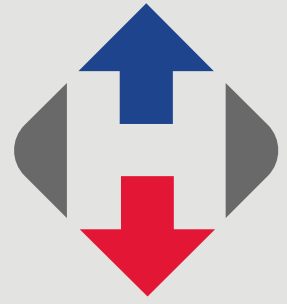
£165,000



- Brand new ground floor apartment
- Stunning stone conversion
- Open-plan living area
- 2 bedrooms (1 master & 1 small single)
- Superb 4-piece bathroom
- Entry door system
- Prime central location
- 52 m2 (563 sq ft) approx.

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**Rossendale House is a fantastic conversion of this stunning period stone building which is situated on York Street on the edge of the town centre and close to all the shop and amenities. Apartment 4 is situated on the ground floor and offers bright accommodation which is well finished with a shaker style kitchen with appliances, 4-piece bathroom with separate shower, a good-sized master bedroom and second single bedroom/study.**



**The building's entrance is via an imposing doorway into a wood panelled communal entrance hallway with herringbone flooring. The apartment itself has a hallway with cupboard for a washing machine, an open-plan living and kitchen area, double master bedroom, single bedroom/boxroom and 4-piece bathroom. The apartment has gas central heating, PVC double glazing, a mixture of carpeted and luxury vinyl tile flooring. The apartment is newly converted and ready to move into so early viewing is recommended.**

**LOCATION:** From our sales office in Clitheroe 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):-

**ENTRANCE:** Into communal hall with wood panelled walls and contemporary herringbone flooring. Entrance into the apartment through front door into:

**HALLWAY:** With LED recessed spotlighting and storage cupboard with plumbing for a washing machine.

**OPEN-PLAN LIVING AREA AND KITCHEN:** 4.5m x 4.2m (14'10" x 13'10");

**Living Area:** Carpeted with television point and broadband point.

**Kitchen Area:** With a fitted range of grey shaker style wall and base units with complementary laminate work surface and upstand, one bowl single drainer sink unit with mixer tap, integrated electric fan oven, 4-ring ceramic hob with glass splashback and stainless steel extractor canopy over, integrated slimline dishwasher and fridge-freezer, luxury vinyl tile flooring and storage cupboard set into alcove housing combination central heating boiler.

**BEDROOM ONE:** 2.9m x 4.2m (9'7" x 13'8").

**BEDROOM TWO/BOX ROOM:** 3.1m x 1.9m (10'1" x 6'2").





**BATHROOM:** 4-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, tiled splashback and storage cupboards under, panelled bath with chrome mixer tap and fitted shower enclosure with thermostatic shower with fixed showerhead and separate handheld showerhead, part-tiled walls, chrome heated ladder style towel rail, luxury vinyl tile flooring and recessed spotlighting.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in PVC frames.

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

**EPC:** The energy efficiency rating of the property is C.

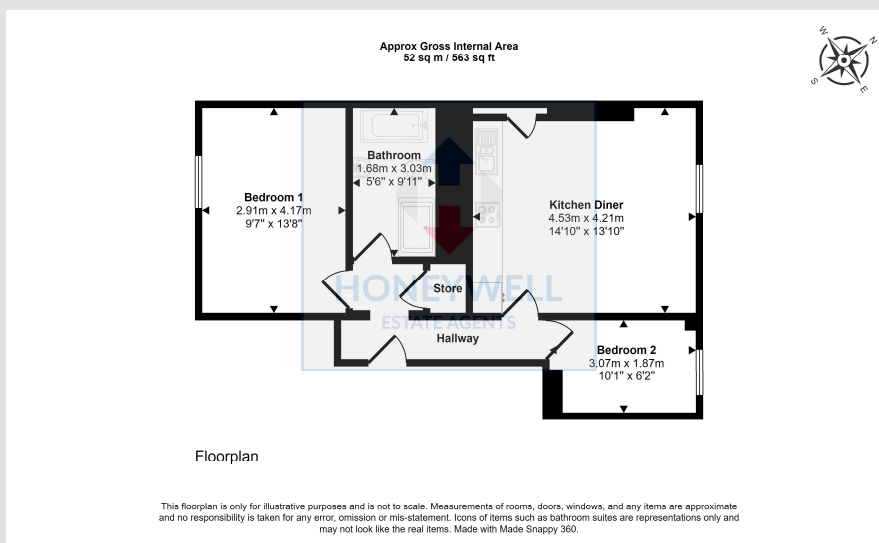
**TENURE:** Leasehold with a 999 year lease with no ground rent.

**AVAILABILITY:** The property is complete and ready for occupation.

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





*Apartment 4, 40a York Street, Clitheroe, BB7 2DL  
CD/CJ/130525*

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