

FLAT 3, THE WHITE HORSE
9A YORK STREET
CLITHEROE
BB7 2DH

£159,000

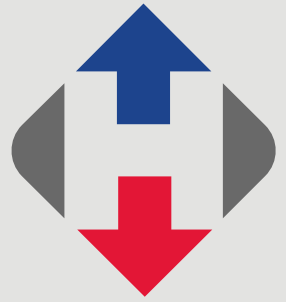


- Beautiful second floor apartment
- Great town centre location
- Modern 3-piece shower room
- Contemporary grey kitchen
- Lovely outlooks towards Pendle
- 2 bedrooms
- Lounge with feature arch windows
- 59 m2 (637 sq ft) approx.
- *NO CHAIN*

honeywell.co.uk

A stunning second floor apartment situated in this beautiful stone period building in the centre of town, close to all the shops, bars, restaurants, train station and town centre amenities.

The apartment was converted in 2018 and has lovely living space with tall feature arched windows with outlooks across Clitheroe towards Pendle Hill. This room has contemporary grey wood panelling, a feature cast iron fireplace and is open to the kitchen which has grey Shaker style units with integrated oven and hob. There is a large master bedroom and a single second bedroom plus a modern shower room with walk-in shower and ceiling mounted 'rain' shower. The building has an attractive entrance hallway with high ceiling and stone flag floor. There is a video call entry-phone system. In the cellar is a lock-up store ideal for bike storage and there is a small communal outside space with hanging baskets. Viewing is essential.



LOCATION: From our office continue along Castle Street, passing the library on the left as the road turns into York Street. The White Horse building is on the left hand side shortly after the library.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

SPACIOUS COMMUNAL ENTRANCE HALLWAY: With entrance vestibule.

HALLWAY: With stone flag floor, return staircase to first and second floors.

SECOND FLOOR:

LANDING: With original spindles and balustrade, Velux window and feature sash window on the half landing.

Door to apartment:

HALLWAY: With recessed spotlighting, video entry-phone system, loft access, Hive central heating controller. **UTILITY CUPBOARD** with plumbing for washing machine, central heating boiler and shelving.

OPEN PLAN LOUNGE & DINING AREA: 5.3m max x 4.8m max (17'5" max x 15'7" max); with feature tall arched windows offering excellent views across Clitheroe towards Pendle Hill, fitted blinds, feature cast iron fireplace with tiled interior, television point, coved cornicing, attractive grey wood panelling, breakfast bar. Opening to:

KITCHEN: 2.9m x 1.5m (9'8" x 5'); with fitted grey Shaker style wall and base units with complementary laminate wood effect working surface and glass splashback, stainless steel sink unit with mixer tap, stainless steel electric fan oven with 4-ring ceramic hob and stainless steel extractor canopy over, recessed spotlighting, space for fridge freezer, under unit lighting.





BEDROOM ONE: 4.5m x 4.6m (14'8" x 15'1"); large double window with feature sash window with fitted blind, television point.

BEDROOM TWO: 2.3m x 1.9m (7'8" x 6'4"); with television point.

SHOWER ROOM: Modern luxury 3-piece suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap and tiled splashback and mirror-fronted cabinet over and walk-in double shower with fixed glass panel, ceiling mounted 'rain' shower and separate hand-held shower head, extractor fan, recessed spot lighting.

Situated in the CELLAR is a STORAGE ROOM 3.0m x 1.3m (9'11" x 4'3") with electric light, ideal for bike storage.

OUTSIDE: To the rear there is a small communal outside space with hanging baskets and some planting, providing separate access to the front street.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing.

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

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

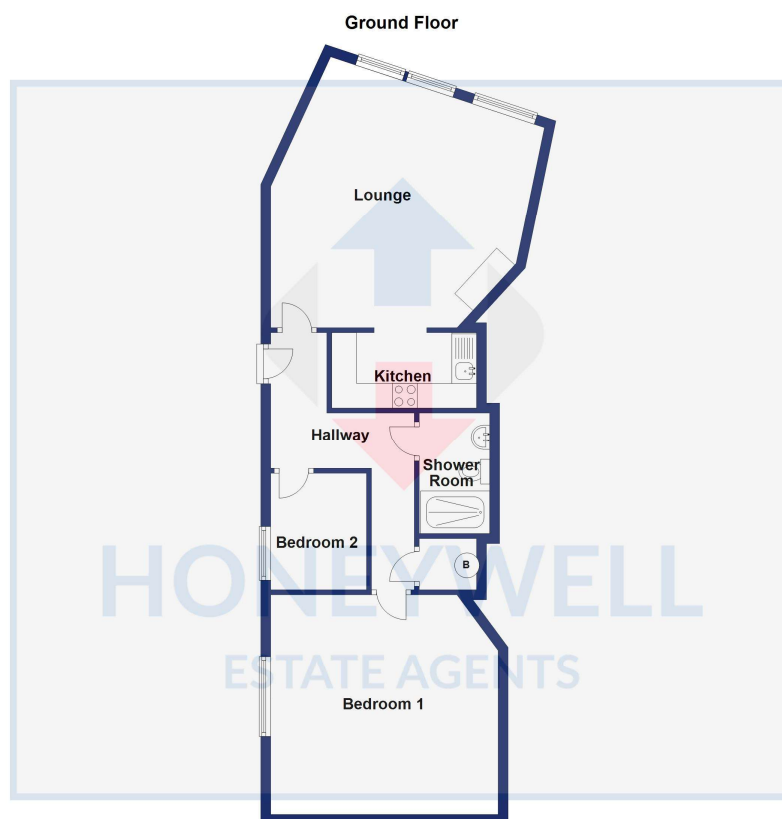
SERVICE CHARGE: There is a Management Fee of £825 per annum (1/1/20 - 31/12/20) which includes building's insurance, exterior maintenance and cleaning of communal corridors and spaces. There is also a ground rent of £150 per annum.

The owner currently has a parking permit for the council owned North Street Car Park. These cost approx £65 per annum.

COUNCIL TAX BAND A.

VIEWING: By appointment with our office.





For identification purposes only - Not to scale
Plan produced using PlanUp.

Flat 3, White Horse, York Street, Clitheroe

*Flat 3, The White Horse, 9a York Street, Clitheroe, BB7 2DH
CD/SMR/051020*

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.