

NUMBER 1
ROSSENDALE HOUSE
YORK STREET
CLITHEROE
BB7 2DL



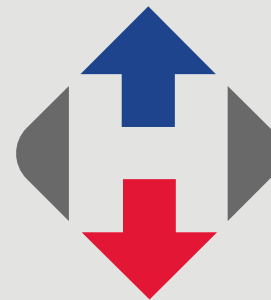
£235,000



- Detached 2-storey former coach house
- Stunning open-plan living space
- 2 bedrooms & shower room
- Garden with patio area
- Fantastic convenient location
- Shaker style kitchen with appliances
- Outlooks over the garden
- 56 m2 (598 sq ft) approx.

[honeywell.co.uk](https://www.honeywell.co.uk)

Formerly the Coach House to the main building, this stunning two-storey detached property offers sleek modern accommodation which overlooks its own private garden area with paved patio and lawn. The property has fantastic open-plan living space on the ground floor with lounge area with picture windows overlooking the garden, plus a smart grey shaker style kitchen with breakfast bar and a range of integrated appliances. Upstairs there are two bedrooms, both having pitched ceilings with exposed beams, there is also a 3-piece shower room.



The former Coach House is part of this fantastic development of Rossendale House. The main building is a stunning stonebuilt Victorian Villa which is being converted into seven apartments with this former Coach House to the side. Rossendale House is conveniently located next to the town centre on York Street, close to The Grand, and is within easy walking distance of all the amenities Clitheroe town centre has to offer.

LOCATION: From our sales office in Clitheroe travel down Castle Street onto York Street. Pass The Grand on the right hand side, the property is on the right hand side opposite the grounds of the grammar school sixth form.

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

GROUND FLOOR:

LOUNGE/KITCHEN: 5.1m x 6.3m (16'7" x 20'7").

UTILITY STORE: 3.0m x 1.0m (9'8" x 3'3").

FIRST FLOOR:

LANDING: 1.2m x 3.2m (3'9" x 10'5").

BEDROOM ONE: 4.6m x 3.4m (15'1" x 11'2").

BEDROOM TWO: 2.6m x 2.5m (8'5" x 8'2").

BATHROOM: 0.9m x 3.4m (3'0" x 11'2").

OUTDOOR AREA:

TERRACE GARDEN: 14.0m x 9.4m (45'9" x 30'8").

VIEWING: By appointment with our office.







*1 Rossendale House, York Street, Clitheroe, BB7 2DL
CD/CJ/301224*

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

 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.