

NUMBER 7  
ROSSENDALE HOUSE  
YORK STREET  
CLITHEROE  
BB7 2DL



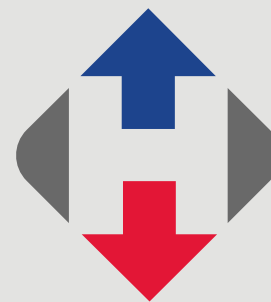
£205,000



- 2-storey duplex apartment
- Stunning open-plan living space
- 2 double bedrooms
- 3-piece shower room & en-suite
- Period windows with dual aspect
- Fantastic convenient location
- Modern kitchen with appliances
- 62 m2 (661 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

A 2-storey duplex apartment located on the first and top floor of the building. This fantastic apartment offers spacious accommodation with an entrance hallway leading to the open-plan living area which is dual aspect with a tall period window looking over York Street at the front and two large south-west facing windows on the side looking up towards Clitheroe town centre. The open-plan living space has a dining area and modern fitted shaker style kitchen with integrated appliances including induction hob, oven, fridge-freezer and dishwasher. The hallway and living area benefit from feature herringbone flooring offering a modern look which suits the stonebuilt period building. Also on this level is the second bedroom and a 3-piece shower room. A staircase from the hallway leads up to the master bedroom which offers feature exposed roof timbers and pitched ceilings, along with an en-suite shower room with heritage style tiling and Velux window.



This apartment 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 a 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):-

**FIRST FLOOR:**

**LOUNGE/KITCHEN:** 6.6m x 4.1m (21'7" x 13'5").

**BEDROOM ONE:** 3.6m x 2.4m (11'8" x 7'9").

**BATHROOM ONE:** 2.9m x 1.2m (9'5" x 3'9").

**HALLWAY:** 6.4m x 2.2m (20'10" x 7'2").

**TOP FLOOR:**

**BEDROOM TWO:** 5.9m x 3.4m (19'4" x 11'2").

**BATHROOM TWO:** 2.9m x 1.7m (9'5" x 5'6").

**LANDING:** 1.3m x 0.9m (4'3" x 2'10").

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









7 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](http://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.