



PROCTORS

ESTATE AGENTS

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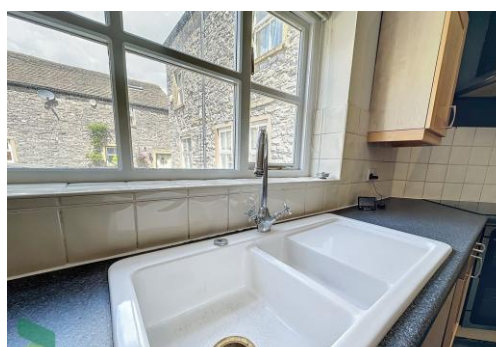
Ribblesdale Court, Gisburn, Clitheroe

“Offers in Region of” £275,000

A spacious 4 bedroomed, village centre, 3 storey town house dating from 1635. A Grade 2 Listed, former coaching inn, converted to 3 townhouses approximately 20 years ago, with contemporary kitchen and bathroom fittings. Gas central heating is also installed. The property is in a courtyard setting with 2 allocated car parking spaces. Gisburn is a rural village close to the Lancashire/Yorkshire border. Wider market town facilities are available in Clitheroe, 6 miles to the West, and Skipton 10 miles to the East. The Yorkshire Dales/Lake District National Park is conveniently close via A682/A65 and Manchester City Centre is 35 miles to the south via A682, M65, A56 and M66.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.



Ribblesdale Court, Gisburn, Clitheroe

ACCOMMODATION

PORCH/VESTIBULE

6' 0" x 4' 8" (1.83m x 1.42m) Fixed stone window seating, cloaks rail

HALLWAY

18' 5" x 6' (5.61m x 1.83m) Boarded floor, 2 x central heating radiators, built in wardrobe/cloaks cupboards

LOUNGE

18' 2" x 14' 4" (5.54m x 4.37m) Boarded floor, electric 'stove' in pine surround, built in cupboards & shelving, radiator

REAR HALL

9' 8" x 3' 8" (2.95m x 1.12m) (Plus 9' 11" x 4' 8" (3m x 1.4m) stairs off) radiator, understairs store, cupboard

CLOAKS VESTIBULE

6' 11" x 3' 2" (2.11m x 0.97m) (Plus 4' 0" x 3' 0" (1.2m x 0.9m)) storage shelving

CLOAKROOM

4' 9" x 4' (1.45m x 1.22m) Vinyl floorcovering, low flush WC, pedestal wash hand basin with tiled splash back, radiator

DINING KITCHEN

18' 6" x 14' 5" (5.64m x 4.39m) Vinyl floorcovering, matching base & wall cupboards with worktops and sink, double oven, electric induction hob, plumbing for washers x 2, 2 x matching free standing dresser/cupboards, radiator

STAIRS TO FIRST FLOOR

MASTER BEDROOM

13' 7" x 11' 1" (4.14m x 3.38m) Radiator, window seating

EN-SUITE

7' 6" x 3' 10" (2.29m x 1.17m) Tiled shower, low flush WC, pedestal wash hand basin with tiled splashback, mirror with light, radiator, laminate wood floor

BEDROOM

13' 6" x 8' 9" (4.11m x 2.67m) (Plus 7' 0" x 5' 6" (2.1m x 1.67m) radiator



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	49

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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FAMILY BATHROOM/WC

8' 7" x 8' 1" (2.62m x 2.46m) Panelled bath with tiled splashback, low flush WC, pedestal wash hand basin, wall mirror/shaver point, laminate wood floor, radiator

SECOND FLOOR

SHOWER ROOM/WC

8' 8" x 8' (2.64m x 2.44m) Tiled shower, electric shower, pedestal wash hand basin, tiled splashback, wood laminate floor, radiator

BEDROOM

13' 8" x 9' 11" (4.17m x 3.02m) (Plus 6' 10" x 5' 10" (2.08m x 1.78m) radiator

BEDROOM

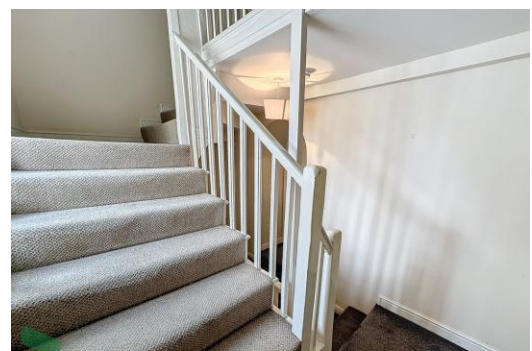
18' 3" x 10' 8" (5.56m x 3.25m) Radiator

OUTSIDE

Garden/paving to the front, communal areas to the side & rear with 2 allocated car parking spaces

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Darwen

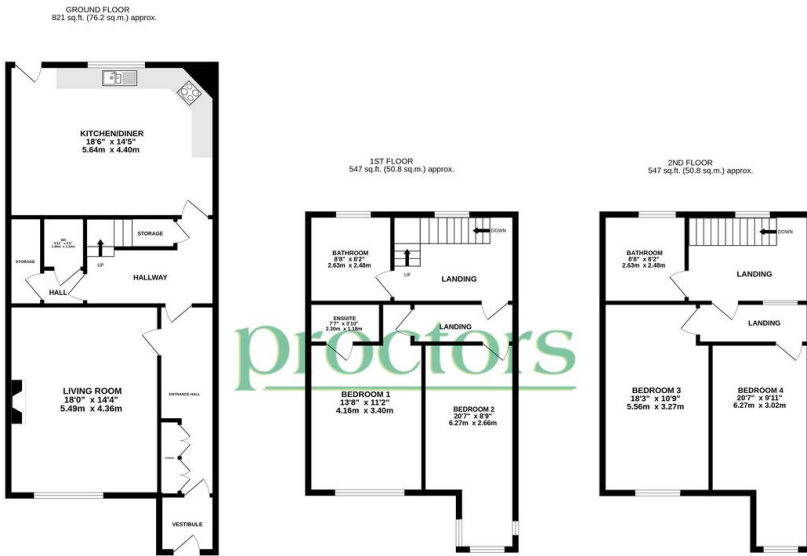
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2 RIBBLESDALE COURT - MARKETING BY PROCTORS ESTATE AGENTS
TOTAL FLOOR AREA : 1915 sq. ft. (177.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	49 E	
13-38	F		