



## 8a Back York Street, Clitheroe

£160,000 Freehold

An individual Grade II listed detached former coach house offering a unique and bespoke opportunity for those seeking a charming blend of modern comfort and characterful accommodation with parking and patio garden in a tucked away town centre location.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



Nestled in a prime central town location, tucked away off Back York Street, this individual Grade II listed detached former coach house presents a unique and bespoke opportunity for those seeking a charming blend of modern comfort and characterful accommodation. The property boasts a cosy and attractive layout, featuring a modern fitted kitchen that seamlessly flows into an open lounge area. The accommodation continues to impress with a well sized double bedroom and a bright 3-piece bathroom, offering a comfortable living experience. The stone-flagged private rear patio garden provides a tranquil outdoor space. With gas central heating, double glazing, and no onward chain, this property offers a hassle-free purchase experience, making it an ideal option for first-time buyers or investors looking to make the most of town centre living. Embrace the hustle and bustle right at your doorstep within this charming abode that promises a perfect blend of convenience and comfort.

Externally, the property further delights with an excellent private driveway for two cars, providing ample off-road parking space and a sense of exclusivity. A side gate leads to a spacious tarmac area, offering additional convenience and ease of access. Additionally, the

stone-flagged patio area at the rear of the cottage invites residents to enjoy a peaceful outdoor retreat. This property presents an exceptional opportunity, all within reach of the vibrant offerings of town centre living. Don't miss this chance to make this charming detached cottage your own serene sanctuary in the heart of the town.

- Individual Grade II Listed Detached Former Coach House
- Attractive Modern & Cosy Characterful Accommodation
- Excellent Private Driveway
- Modern Fitted Kitchen & Open Lounge
- Double Bedroom & Bright 3-pce Bathroom
- Stone Flagged Private Rear Patio Garden
- Gas CH & DG; No Onward Chain
- Tucked Away Position - In Prime Central Town Location



**Open Kitchen Living Room**

Wood external front door, wood style flooring, panelled radiator, meter cupboard, television point, feature stone fireplace, fitted wall, base and drawer units with complementary working surfaces, stainless steel sink drainer unit with mixer tap, 4-ring gas hob, built-in electric oven with stainless steel extractor filter canopy over, integrated fridge, plumbing for washing machine, under stairs storage cupboard, recessed spotlighting, wood framed double glazed windows and door, spindle staircase leading to first floor.

**Landing**

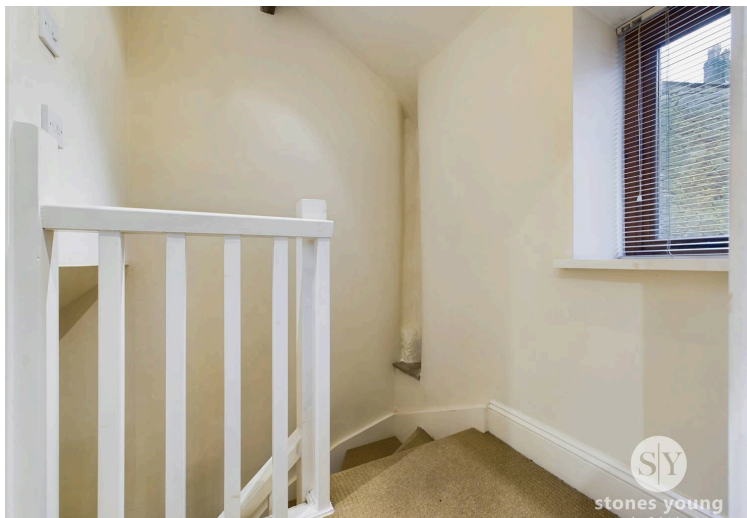
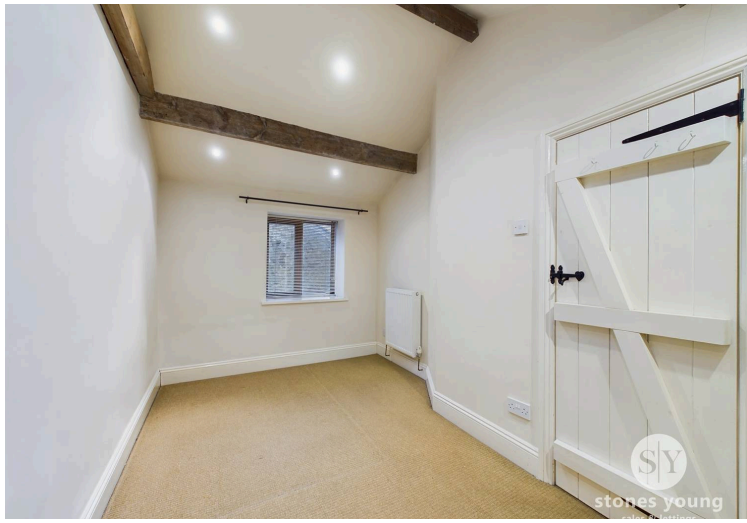
Carpet flooring, recessed spotlighting, feature wood beam, wood framed double glazed window, spindle balustrade.

**Bedroom**

Double bedroom with carpet flooring, panelled radiator, feature wood beams, recessed spotlighting, skylight, television point, wood framed double glazed window.

**Bathroom**

3-pce white suite comprising panelled bath with shower over, vanity wash basin with cupboard over housing combination gas central heating boiler, low level w.c., chrome ladder style radiator, extractor, recessed spotlighting, skylight, feature ceiling beam.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

329.49 ft<sup>2</sup>

Reduced headroom

4.09 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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