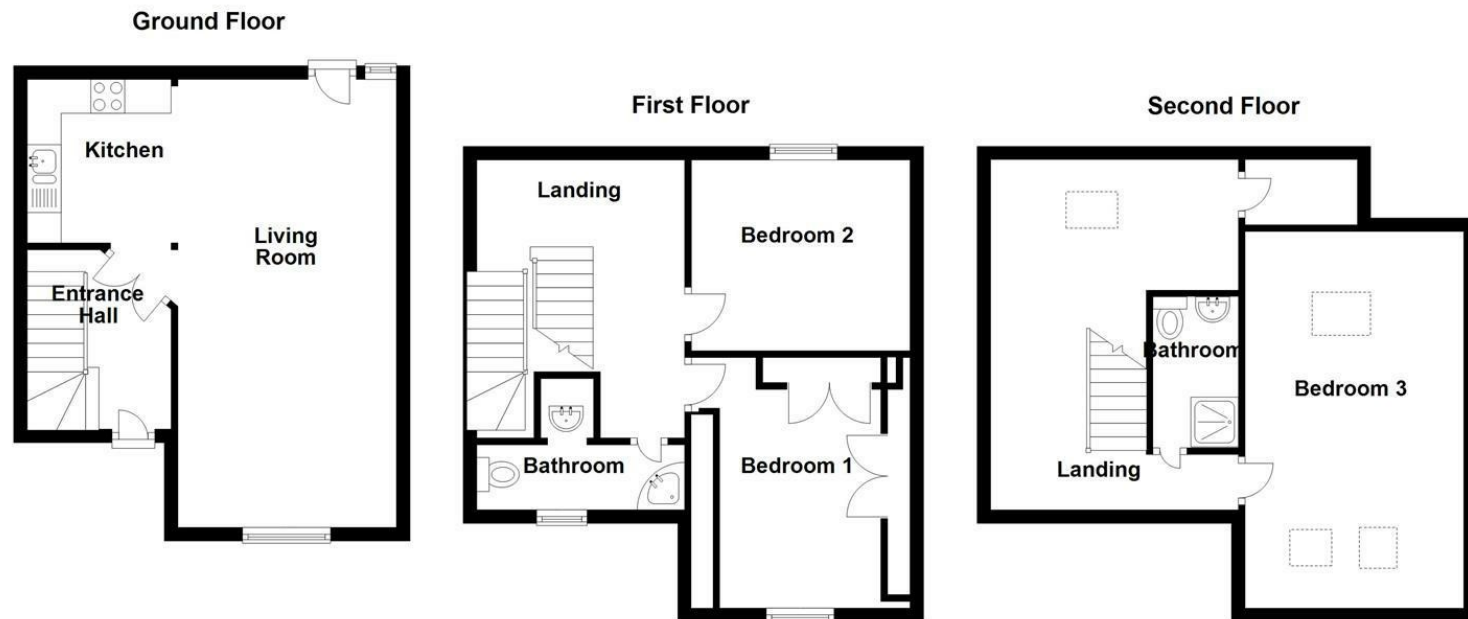




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Ribblesdale Court, Gisburn, BB7 4HB

### £1,100

A DECEPTIVELY SPACIOUS, THREE BEDROOM STONE BUILT PROPERTY

Nestled in the heart of the desirable and conveniently located Ribble Valley village of Gisburn, this three bedroom home is being welcomed to the property market. Ideally suited for a small family looking for a home that blends open plan living with exposed beams and three good sized bedrooms. The property is well located for accessing the neighbouring towns of Clitheroe, Skipton and Burnley.

The property comprises briefly, to the ground floor; entrance to a spacious hallway with stairs leading to the first floor and doors leading to under stairs storage and an open plan living/kitchen/diner. To the first floor is a landing with stairs to the second floor and doors leading to two bedrooms and a three piece bathroom suite. To the second floor is a landing with doors leading to a shower room, third bedroom and under eaves storage. Externally the property boasts a rear yard with gated access to a path leading to the front elevation. To front of the property has off road parking.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience.



# Ribblesdale Court, Gisburn, BB7 4HB

## £1,100



- End Townhouse
  - Open Plan Living Kitchen
  - Off Road Parking For One Vehicle
  - EPC Rating: TBC
- Three Bedrooms
  - Bathroom & Shower Room
  - Freehold
- Set Over Three Floors
  - Enclosed Yard
  - Council Tax Band E

### Ground Floor

#### Entrance Hallway

8'10 x 6'10 (2.69m x 2.08m)  
Hardwood single glazed entrance door, central heating radiator, stairs to the first floor, understairs storage and double doors to the kitchen/reception room.

#### Kitchen/Reception Room

21'9 x 20'11 (6.63m x 6.38m)  
Open plan 'L' shaped room with two hardwood double glazed windows, two central heating radiators, gas flame stove with stone hearth, television point, range of panelled wall and base units with granite effect surfaces, oven with four ring gas hob, extractor hood, composite one and a half bowl sink with drainer and mixer tap, plumbing for dishwasher, integrated fridge freezer, part Kamdean flooring, enclosed Baxi combination boiler and hardwood door to the rear.

### First Floor

#### Landing

Hardwood double glazed window, central heating radiator, stairs to the second floor and doors to two bedrooms and bathroom.

#### Bedroom One

13'5 x 10'1 (4.09m x 3.07m)  
Hardwood double glazed window, central heating radiator and fitted wardrobes and vanity area.

#### Bedroom Two

10'1 x 8'11 (3.07m x 2.72m)  
Hardwood double glazed window and central heating radiator.

#### Bathroom

10' x 6'4 (3.05m x 1.93m)  
Hardwood double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin, corner bath with rinse head, part tiled elevations, Kamdean tiled flooring, extractor fan and spotlights.

### Second Floor

#### Landing

Velux window and doors to eaves storage, shower room and bedroom three.

#### Shower Room

7'3 x 5'8 (2.21m x 1.73m)  
Velux window, central heating radiator, low basin WC, pedestal wash basin, single electric feed shower unit, extractor fan, exposed beams and Kamdean tiled flooring.

#### Bedroom Three

18'1 x 8'7 (5.51m x 2.62m)  
Three Velux windows, central heating radiator and exposed beams.

### External

#### Front

Off road parking for one vehicle.

### Rear

Yard with a gate leading to the front elevation.



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