

16 ESHTON TERRACE  
CLITHEROE  
BB7 1BQ

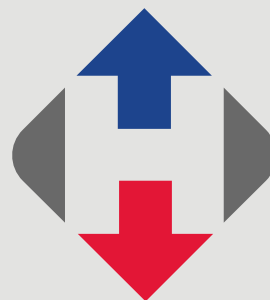
£775 per month



- Spacious mid-terrace house
- Two receptions, fitted kitchen
- Good-sized rear garden, store room
- Sought-after, convenient location
- Three bedrooms plus attic room
- Modern shower room
- Private parking for two cars
- Unfurnished. Available immediately

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

**Situated close to Clitheroe town centre and only a stones throw away from the castle, this garden-fronted terraced house offers deceptively spacious accommodation, ideal for a family.**



**The property is well-presented throughout and briefly comprises sitting room, living room, fitted kitchen, w.c., store room, three bedrooms, modern shower room and a useful attic room. Outside, there is a garden forecourt, good-sized rear garden and two private parking spaces.**

**LOCATION:** From our office proceed down Parson Lane and continue straight on at the mini roundabout, over the railway bridge into Bawdlands and turn first left into Corporation Street. Turn left and carry straight on over the level crossing in Eshton Terrace. The property is situated on the left hand side.

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

**ENTRANCE VESTIBULE:**

**ENTRANCE HALL:** Staircase to first floor.

**SITTING ROOM:** 3.6m x 3.3m (11'10" x 10'9"); fireplace housing modern electric fire.

**LIVING ROOM:** 4.2m x 3.8m (13'11" x 12'5"); fireplace housing modern gas fire, built-in cupboards.

**KITCHEN:** 3.6m x 2.2m (11'10" x 7'2"); a range of fitted wall and base units with complementary working surfaces, built-in electric oven, 4-ring gas hob, plumbing for washing machine, plumbing for dishwasher.

**REAR HALL:** Door to rear

**CLOAKROOM:** Housing low suite w.c.

**STORE ROOM:** 2.5m x 1.9m (8'3" x 6'1").

## **FIRST FLOOR**

**LANDING:** Staircase to attic.

**BEDROOM ONE:** 4.4m x 3.6m (14'6" x 11'9").

**BEDROOM TWO:** 2.9m x 2.5m (9'6" x 8'3"); built-in wardrobe.

**BEDROOM THREE:** 2.6m x 2.5m (8'8" x 8'2").







**SHOWER ROOM:** Housing 3-pce white suite comprising low suite w.c., pedestal washbasin and walk-in shower enclosure with thermostatic shower.

**SECOND FLOOR:**

**ATTIC ROOM:** 4.5m x 3.8m (14'10" x 12'6"); limited standing room.

**OUTSIDE:** Garden forecourt, good-sized rear garden and private parking for 2 cars.

**DEPOSIT:** £894.00

**RESTRICTIONS:** No Pets and no Smokers.

**AVAILABLE:** Immediately.

**EPC:** The energy efficiency rating for this property is D.

**COUNCIL TAX:** Band B.

**Please Note**

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit MUST be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





# CONFIDENCE GUARANTEE

FREE Property Appraisal  
Full Reference Checks  
Total Transparency  
40+ Year's Experience  
End Of Tenancy Management



CALLING ALL  
LANDORDS!

LET us LET your property to the right tenant

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

2-4 Parson Lane, Clitheroe, BB7 2JN  
T: 01200 444477 E: [lettings@honeywell.co.uk](mailto:lettings@honeywell.co.uk)

 [HoneywellEstateAgents](#)

 [HoneywellAgents](#)

[honeywell-lettings.co.uk](http://honeywell-lettings.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 Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.