

1 HAYHURST FARM TERRACE
CLITHEROE
BB7 1PJ

£650 per month



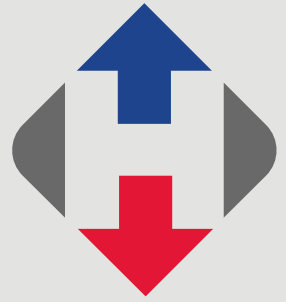
- Modern end mews style house
- Lounge, fitted dining kitchen, cloaks
- Deceptively spacious accommodation
- Convenient for local amenities
- Four bedrooms
- Fitted kitchen
- Gardens to front & rear, garage
- Unfurnished

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A deceptively spacious end mews-style house, located close to the town centre of Clitheroe and within easy walking distance of the local amenities.

The property offers excellent family-sized accommodation, at an affordable price, and comprises lounge with fireplace, dining kitchen, cloakroom, four bedrooms and three-piece white bathroom suite with shower.

Outside the house enjoys a generous garden areas to the front and rear as well as a single car garage.



LOCATION: From our office, proceed along Castle Street and turn right by the library clock into Wellgate. Continue straight on to the 'Stop' sign and turn right, then left into Shawbridge Street. Take the second turning on the right into Hayhurst Street and Hayhurst Farm Terrace is located on the right hand side after approximately 400 yards.

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

ENTRANCE HALL: Good-sized built-in storage.

DINING KITCHEN: 2.7m x 5.3m (8'9" x 17'4"); range of fitted wall and base units, integrated stainless steel electric cooker, four-ring gas hob and extractor over, plumbing for washing machine.

LOUNGE: 3.4m x 4.3m (11'2" x 14'2"); with 'Living Flame' gas fire.

REAR HALL: Built-in storage.

CLOAKROOM: Housing two-piece suite comprising low suite w.c. and pedestal washbasin.

REAR PORCH: Cupboard housing Central Heating boiler, built-in storage cupboards.

FIRST FLOOR:

LANDING: Built-in storage.

BEDROOM ONE: 3.4m x 2.9m (11'2" x 12'4").

BEDROOM TWO: 3.4m x 2.1m (11'2" x 6'9").

BEDROOM THREE: 3.4m x 2.1m (11'2" x 6'7").





BEDROOM FOUR: 2.4m x 2.5m (7'9" x 8'3"); pleasant views towards Clitheroe Castle.

BATHROOM: Housing three-piece white suite comprising panelled bath with shower over, low-suite w.c. and pedestal washbasin.

OUTSIDE: Enclosed rear garden with paved patio and lawned area. Single garage. Garden to front of property.

HEATING: Gas central heating.

DEPOSIT: £850.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

COUNCIL TAX: Band B.

Please Note

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. 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.





CONFIDENCE GUARANTEE

FREE Property Appraisal
No Set Up Fees
Total Transparency
40+ Years' Experience
End Of Tenancy Management



1 Hayhurst Farm Terrace, Clitheroe, BB7 1PJ

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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

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