

24 NEWTON STREET
CLITHEROE
BB7 1DD

£540 per month



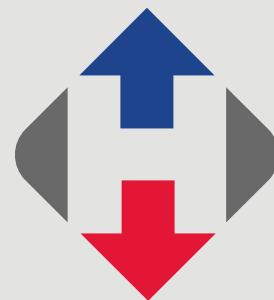
- Desirable, spacious terrace house
- 2 reception rooms, modern kitchen
- Pleasant rear yard, garden forecourt
- Sought-after convenient location
- 2 good-sized bedrooms
- 4-pce white bathroom suite
- Presented to high standards
- Unfurnished. Available Late June, 2020.

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This desirable mid terrace house is presented to excellent standards and is conveniently situated just off Woone Lane, within easy reach of most amenities including the town centre and local schools.

The property offers deceptively spacious accommodation and briefly comprises living room, lounge, modern fitted kitchen, two good-sized bedrooms and four-piece white bathroom suite.

Outside, the house offers an easily-maintained front garden and pleasant paved garden to the rear.



LOCATION: From our Clitheroe office proceed down Parson Lane and continue straight on at the mini roundabout, over the railway bridge into Bawdlands and take the next left turning into Corporation Street. At the end of the road turn left into Eshton terrace, cross over the railway line and then take the fourth right into Woone Lane. Turn right into Victoria Street and then first right into Newton Street.

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

ENTRANCE VESTIBULE:

LOUNGE: 4.1m x 3.6m (13'6" x 11'9"); with open fire set in attractive surround, laminate wood floor.

LIVING ROOM: 4.1m x 3.7m (13'6" x 12'0"); modern wall-mounted gas fire, understairs office/storage area.

KITCHEN: 3.8m x 2.2m (12'5" x 7'2"); with range of modern fitted wall and base units with complementary laminate working surfaces, built-in electric oven, four-ring gas hob and extractor over, plumbing for washing machine, door to rear.

FIRST FLOOR:

BEDROOM ONE: 4.2m x 3.6m (13'10" x 11'9"); decorative fireplace.

BEDROOM TWO: 3.8m x 2.1m (12'4" x 6'9"); built-in storage.

BATHROOM: Housing four-piece white suite comprising low suite w.c., vanity washbasin, walk-in shower enclosure housing direct feed shower and panelled bath with shower tap fitment.





OUTSIDE: Pleasant enclosed rear yard and garden forecourt.

HEATING: Gas central heating.

DEPOSIT: £623.00.

COUNCIL TAX: Band B.

AVAILABLE: Late June, 2020.

RESTRICTIONS: No Pets. No Smokers. Unfortunately no housing benefit claimants can be considered due to a restriction in the landlord's mortgage term.

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.

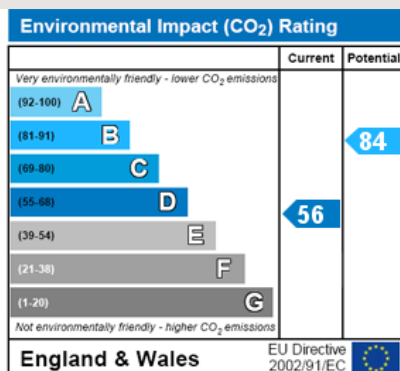
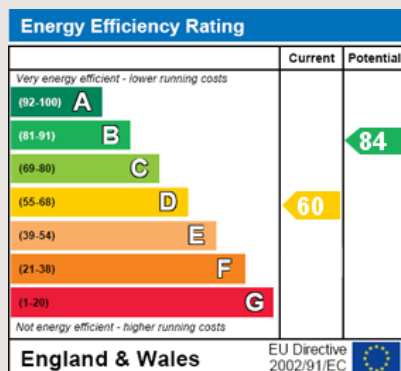
Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

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



24 Newton Street, Clitheroe, BB7 1DD

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

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