

12 PARSON LANE  
CLITHEROE  
BB7 2JN

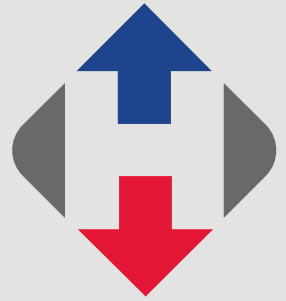
£675 per month



- Semi-detached house
- 2 good-sized bedrooms
- Private parking & garage
- Superb central location
- Lounge, fitted kitchen
- 3-piece white bathroom suite
- Fantastic views of Castle
- Unfurnished. Min 12-month tenancy.

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

**A good-sized semi-detached house which is ideally situated in the centre of Clitheroe with excellent outlooks onto the grounds of Clitheroe Castle and with private parking to the rear as well as a single garage.**



**This property offers lounge, fitted kitchen, two-piece cloakroom, two generous bedrooms and three-piece white bathroom suite. The property is elevated from the street providing privacy but is about as near to the town centre as you can get.**

**LOCATION:** From our Lettings Office proceed up Parson Lane and the house can be found on the left-hand side.

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

**ENTRANCE PORCH:**

**LOUNGE:** 4.2m x 4.9m (13'8" x 16'2"); electric coal effect fire and understairs storage.

**REAR HALL:** Staircase to first floor, door to rear.

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

**KITCHEN:** 2.7m x 2.3m (8'9" x 7'6"); with range of fitted wall and base units with complementary laminate working surfaces, double electric oven with 4-ring ceramic hob and extractor over.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.4m x 4.2m (11'2" x 13'8"); with a range of built-in wardrobes.

**BEDROOM TWO:** 3.6m x 2.1m (11'9" x 6'9").

**BATHROOM:** Housing 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with shower and built-in cupboard.







**GARAGE:** Plumbing for washing machine, power, light and water, wall-mounted central heating boiler

**OUTSIDE:** Rear parking, small front and side garden areas.

**DEPOSIT:** £778.00.

**AVAILABLE:** Immediately.

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

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

**COUNCIL TAX:** Band B. £1,446.18 (April 2020).

#### **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.

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.





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