

CLERK HILL COTTAGE
CLERK HILL ROAD
WHALLEY
BB7 9DR
£1,150 per month



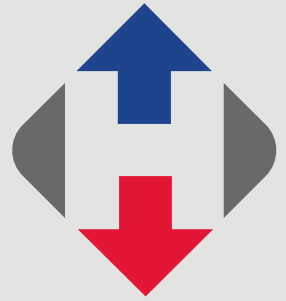
Superb semi-detached country house

- Sitting room, study/snug
- Cloakroom, bathroom, shower room
- Delightful gardens, private parking

- 3 generous bedrooms
- Dining room, spacious kitchen
- Peaceful, idyllic setting
- Unfurnished. Min 12-month tenancy.

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Located in a truly blissful setting on the outskirts of Whalley, close to the golf club and within easy reach of the A59 and motorway network, this stonebuilt period property offers exceptionally spacious accommodation.



On the ground floor, there is a two-piece cloakroom, study/snug, sitting room, dining room, modern breakfast kitchen and adjoining outhouse. The first floor comprises three good-sized bedrooms with en-suite bathroom to the master and a contemporary shower room.

Outside, the house enjoys delightful garden areas, adjoining beautiful open countryside, two parking spaces and large open garage.

LOCATION: From the Clitheroe/Whalley direction, take the left hand turning towards Sabden, just after the traffic lights and keep left into Clerk Hill Road, passing the Golf Club on the left hand side. The driveway to Clerk Hill Cottage is signposted and can be found on the left hand side, just after the yellow grit bin.

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

ENTRANCE PORCH:

ENTRANCE HALL: With built-in storage cupboard.

CLOAKROOM: Housing two-piece suite comprising low suite w.c. and vanity washbasin with cupboards under.

STUDY/SNUG: 4.0m x 3.1m (13'2" x 10'2"); with feature decorative brick fireplace.

LOUNGE: 5.8m x 4.5m (19'1" x 14'8"); with brick fireplace housing wood-burning stove.

DINING ROOM: 5.1m x 2.2m (16'8" x 7'3").

REAR PORCH: With door to rear.

BOILER ROOM: Housing oil central heating boiler.

KITCHEN AREA: 6.2m x 2.9m (20'5" x 9'6"); with a range of modern fitted wall and base units with matching working surfaces, built-in electric oven, 4-ring halogen hob with extractor over, electric Aga, plumbing for washing machine.

OUTHOUSE: 4.0m x 3.0m (13'2" x 9'9").

FIRST FLOOR:

LANDING:

BEDROOM ONE: 5.0m x 3.1m (16'5" x 10'2"); with good range of built-in wardrobes, leading to:

EN-SUITE: Housing three-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with shower tap fitment. Excellent range of built-in storage cupboards.





BEDROOM TWO: 4.8m x 3.1m (15'8" x 10'2"); with pedestal washbasin.

BEDROOM THREE: 4.0m x 2.1m widening to 3.1m (13'2" x 6'9" widening to 10'2").

SHOWER ROOM: Housing contemporary three-piece suite comprising low suite w.c., pedestal washbasin and corner shower enclosure housing direct feed shower.

OUTSIDE: Paved patio area with planting borders and potting shed. Beautiful cottage garden with established planting borders and good-sized lawn adjoining open country. Two parking spaces at the front, path leading to large open garage.

DEPOSIT: £1,326.00.

RESTRICTIONS: No pets and no Smokers.

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

COUNCIL TAX: Band F £2,922.89 (April 2023).

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

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