

18 RIBBLESDALE VIEW  
CHATBURN  
BB7 4BB

£565 per month



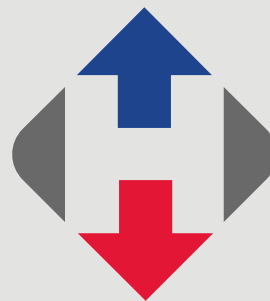
- Delightful mid-terrace house
- Lounge, dining kitchen, utility room
- Fully refurbished throughout
- Sought after village location
- Two bedrooms
- Modern bathroom with shower
- Enclosed rear yard with stores
- Unfurnished. Available immediately.

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**This exceptional terraced property, which has undergone a full refurbishment, is situated in the desirable village of Chatburn, close to all the local amenities.**

**The accommodation comprises lounge, dining kitchen, utility room, two bedrooms and three-piece bathroom with shower.**

**Outside, there is a pleasant small front garden and enclosed rear yard with stores.**



**LOCATION:** Entering Chatburn from the Clitheroe direction, proceed through the village centre, passing Hudson's ice cream shop and then turn right into Ribblesdale View. Number 18 is on the right hand side.

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

**ENTRANCE VESTIBULE:**

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

**LOUNGE:** 3.6m x 3.3m (11'10" x 10'9"); with feature fireplace housing electric fire.

**DINING KITCHEN:** 4.2m x 3.7m (13'11" x 12'1"); range of modern fitted wall and base units with complementary working surfaces, integrated electric oven, 4-ring hob and extractor fan over, feature fireplace housing electric fire, good-sized under-stairs storage cupboard.

**UTILITY ROOM:** Range of fitted units, plumbing for washing machine, stainless steel sink and drainer, door to rear.

**FIRST FLOOR:**

**LANDING:** Excellent range of built-in storage cupboard.

**BEDROOM ONE:** 4.2m x 3.1m (13'10" x 10'2").

**BEDROOM TWO:** 3.3m x 2.7m (10'9" x 8'10").

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

**OUTSIDE:** Enclosed rear yard with stores, small pleasant front garden.







**DEPOSIT:** £651.00

**RESTRICTIONS:** No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

**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

18 Ribblesdale View, Chatburn, BB7 4BB

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LANDORDS!**

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