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honeywell

2-4 Parson Lane, Clitheroe, Lancashire BB7 2JN

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23 HIGHFIELD ROAD CLITHEROE

£650 per month

- * Modern spacious semi-detached
- * Attractive fitted kitchen
- * Tasteful, neutral decoration
- * Driveway, gardens to front & rear
- * Lounge & dining room
- * Three bedrooms
- * Bathroom with shower
- * Unfurnished



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A good sized three bedroom semi-detached house situated in this convenient location within walking distance of the town centre and its amenities. This attractive house offers deceptively spacious accommodation, lounge and dining room, modern three-piece bathroom with shower over the bath, an attractive fitted kitchen with stainless steel cooker and tasteful neutral decoration throughout. Externally the house has front and rear lawned gardens and a driveway for private parking. Viewing is essential.

Location: From our Clitheroe office continue along Castle Street and turn right by the library clock into Wellgate. Turn first right into Lowergate and after the Church turn left into Highfield Road. Proceed down the hill, straight on at the crossroads and the house then can be found on the left hand side.

Entrance Hallway:

Lounge: 3.9m x 3.9m (12'11" x 12'8"); with square bay window, glazed double doors leading to:
Dining Room: 3.4m x 3.1m (11'0" x 10'1"); with PVC patio door opening onto rear garden.
Kitchen: 3.4m x 2.7m (11'0" x 9'0"); with attractive lightwood effect wall and base units with complementary laminate work surfaces and tiled splashback, stainless steel single drainer sink unit with mixer tap, stainless steel electric cooker, plumbing for a washing machine, laminate flooring, extractor fan and understairs storage.

First Floor

Landing: With loft access and airing cupboard housing central heating boiler.
Bedroom One: 3.4m x 3.2m (11'1" x 10'7"); with square bay window and television point.
Bedroom Two: 3.9m x 3.2m (12'8" x 10'5").
Bedroom Three: 2.7m x 2.4m (8'9" x 8'0").
Bathroom: With a modern 3-piece white suite comprising low suite w.c., pedestal wash handbasin, panelled bath with Mira thermostatic shower over with fitted glass shower screen, fully tiled walls, chrome heated ladder style towel rail and extractor fan.
Outside: The property has a boundary wall with lawned front garden, Tarmac driveway to the side providing parking for two cars with access to the rear garden, which is mainly laid to lawn with good sized paved patio area, planting borders and timber boundary fence.
Restrictions: No DSS. No Pets. No Smokers.
Deposit: £800.00.
Available: Early October, 2017.

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.



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