

39 MITCHELL STREET  
CLITHEROE  
BB7 1DF

£500 per month



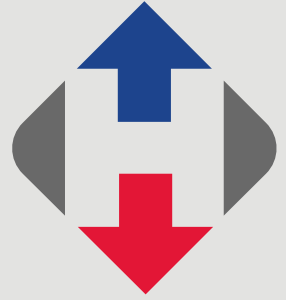
- Stonebuilt mid terrace house
- 2 bedrooms & 3-piece shower room
- Close to the town centre
- Gas CH & PVC double glazing
- Fitted dining kitchen
- Lounge, utility room
- Enclosed rear yard
- Unfurnished

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

The town centre and Clitheroe's many amenities are situated only a short walk through the castle grounds from this stonebuilt mid terrace house.

The spacious internal accommodation comprises a lounge with 'Living Flame' gas fire, fitted dining kitchen, utility room, two first floor bedrooms and a shower room.

There is an enclosed yard to the rear and the property also benefits from gas central heating and double glazing.



**LOCATION:** From our lettings office, continue down Parson Lane, straight on at the mini roundabout and over the railway bridge into Bawdlands. Turn left into Corporation Street and left at the next junction into Eshton Terrace. Cross the railway line and then turn next right into Mitchell Street.

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

**ENTRANCE VESTIBULE:**

**LOUNGE:** 3.9m x 3.7m (12'9" x 12'2"); with 'Living Flame' gas fire.

**DINING KITCHEN:** 3.7m x 3.6m (12'2" x 11'10"); range of fitted wall and base units with complementary working surfaces, gas oven with 4-ring gas hob, understairs storage cupboard.

**UTILITY ROOM:** 1.8m x 3.6m (13'4" x 11'10"); with plumbing for washing machine, door to rear.

**FIRST FLOOR:**

**BEDROOM ONE:** 3.9m x 3.7m (12'9" x 12'2").

**BEDROOM TWO:** 3.7m x 2.1m (12'2" x 6'11").

**SHOWER ROOM:** With three-piece suite comprising low suite w.c., pedestal washbasin and walk-in shower enclosure housing electric shower.





**OUTSIDE:** Enclosed rear yard with store.

**HEATING:** Gas central heating.

**DEPOSIT:** £650.

**AVAILABLE:** Mid May, 2018.

**RESTRICTIONS:** No Pets. No Smokers. No DSS.

**COUNCIL TAX:** Band A.

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

### **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.





## CONFIDENCE GUARANTEE

**FREE Property Appraisal**  
**No Set Up Fees**  
**Total Transparency**  
**40+ Years' Experience**  
**End Of Tenancy Management**



39 Mitchell Street, Clitheroe, BB7 1DF

**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](mailto:lettings@honeywell.co.uk)

 [HoneywellEstateAgents](#)

 [HoneywellAgents](#)

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

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.