

11 COLTHIRST DRIVE
CLITHEROE
BB7 2EJ

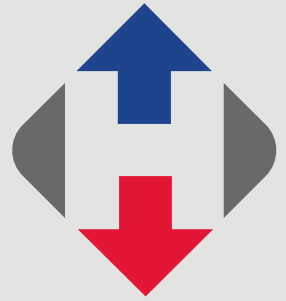
£702 per month



- Modern extended end quasi-semi
- Lounge, kitchen, conservatory
- Garage and driveway
- Sought-after cul-de-sac location
- 3 good bedrooms, 1 en-suite
- 3-pce shower room
- Attractive garden areas
- Unfurnished. Available immediately.

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Tucked away on this popular development, this extended end quasi semi-detached house offers well-planned accommodation with an excellent, private rear garden area which has been shaped with ease of maintenance in mind and has the added benefit of an integral garage. With a newly fitted modern kitchen, lounge and dining room, three double bedrooms - one with luxury en-suite bathroom and a second shower room.



**This house needs to be viewed internally to be fully appreciated.
Subject to 106 agreement**

LOCATION: From Clitheroe town centre continue along Castle Street and straight on at the library clock into York Street. At the roundabout proceed straight on into Chatburn Road and after approximately half a mile turn left opposite the grammar school into Colthirst Drive.

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

ENTRANCE HALL: Staircase to first floor.

LOUNGE: 4.6m x 3.3m (15'2" x 10'11"0); under stair storage cupboard.

KITCHEN 4.4m x 2.4m (14'7" x 8'0"); with range of attractive, modern fitted wall and base units, built-in double electric oven, four-ring halogen hob with cooker hood over, plumbing for washing machine.

DINING ROOM: 4.4m x 2.7m (14'7" x 9'0"); French doors leading onto rear garden. Personal door to garage.

FIRST FLOOR:

BEDROOM ONE: 4.1m x 3.1m.

EN-SUITE: Housing 3-piece white suite comprising low suite w.c., vanity wash basin and large bath.

BEDROOM TWO: 4.4m x 2m (14'7" x 6'8"); with fitted wardrobe and large storage cupboard.

BEDROOM THREE: 3.9m x 2.6m (12'11" x 8'8").

SHOWER ROOM: Housing 3-piece suite comprising low suite w.c., pedestal wash basin and walk-in shower enclosure housing direct feed shower.





OUTSIDE: Single car garage with electronic up and over door, power and light, driveway providing extra parking. To the rear of the house is an easily maintained, good-sized garden comprising paved patio areas with timber decking and attractive pond.

DEPOSIT: £810.00

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.

ADDITIONAL INFORMATION: The property is subject to the Section 106 Agreement which means that prospective tenants must fulfil at least one of the following criteria:

Be aged 55 or over and currently resident within the Ribble Valley

Be employed within a 5 mile radius of Clitheroe but living more than 5 miles from their place of employment

Have lived in Clitheroe for any 5 of the last 10 years, having left to find suitable accommodation elsewhere and also with close family living in the town

Shortly to be employed within a 5 mile radius of Clitheroe.

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



11 Colthirst Drive, Clitheroe, BB7 2EJ

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LANDORDS!

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