

SALES • RENTALS
SURVEYS • VALUATIONS



honeywell

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

chartered surveyors • estate agents

16 TAYLOR STREET CLITHEROE

£460 per month

- * Mid-terrace house
- * Lounge with electric fire
- * Enclosed rear yard, Gas CH
- * Conveniently located for town centre
- * Fitted kitchen with cooker
- * Two bedrooms
- * 3-pce bathroom with shower
- * Unfurnished.



Tel: **01200 444477**

Fax: **01200 442244**



Email: rentals@honeywell.co.uk

Website: www.honeywell.co.uk

A cosy mid-terrace house situated within easy walking distance of Clitheroe town centre and the local amenities. The property has been re-decorated and re-carpeted and briefly comprises lounge with electric fire, fitted kitchen with built-in oven, two bedrooms and three-piece white bathroom suite with shower. Externally there is enclosed rear yard.

Location: From Clitheroe town centre continue turn right by the library clock into Wellgate and continue to the 'Stop' sign. Turn right then immediately left onto Shawbridge then first left into Taylor Street. The house is on the right hand side.

Lounge: 3.7m x 3.4m (12'2" x 11'2"); with electric fire.

Dining Kitchen: 3.3m x 2.2m (10'9" x 7'3"); with a range of fitted wall and base units with complementary working surfaces, built-in electric oven, four-ring ceramic hob, plumbing for washing machine.

First Floor

Landing:

Bedroom One: 3.4m x 3.3m (11'2" x 10'8").

Bedroom Two: 2.3m x 1.8m (7'6" x 5'9"); with built-in wardrobe.

Bathroom: Housing three-piece white suite comprising panelled bath with shower over, low-suite w.c. and pedestal washbasin.

Outside: Enclosed rear yard.

Heating: Gas central heating.

Council Tax: Band A.

Deposit: £600.00.

Restrictions: No DSS. No Smokers. No Pets.

Available: Immediately .

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.



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 Chartered Surveyors and Estate Agents has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for rent with the property.

