

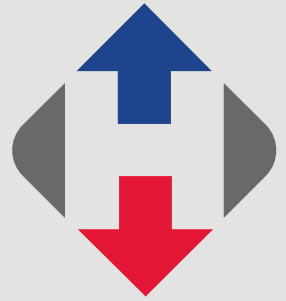
THE STABLES
16a DUCK STREET
CLITHEROE
BB7 1LP
£600 per month



- Superb ground floor apartment
- Contemporary accommodation
- Modern open plan lounge & kitchen
- Excellent town centre location
- Double bedroom
- Three-piece shower room
- Gas central heating
- Unfurnished. Available immediately.

honeywell-lettings.co.uk

A lovely ground floor apartment situated in a prime town centre location, fantastically positioned for the array of shops and amenities on offer and close by to train and bus stations.



The property provides a contemporary fitted kitchen with integrated oven and hob, a light and airy lounge, a double bedroom and a luxury three-piece shower room.

LOCATION: From our sales office on Castlegate proceed down Castle Street, take the second right turning into Wellgate. Duck Street is the first turning on the left hand side, being a one way street, it can be accessed by car by continuing straight on to the junction, turn left onto Waterloo Road and then take the first left onto Duck Street, the apartment is situated on the left.

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

ENTRANCE: With built-in cupboard housing central heating combination boiler.

KITCHEN: 3.7m x 2.9m (12"3" x 9"8"); with a range of contemporary fitted wall and base units with complementary working surfaces and splash back, under unit spotlighting, integrated electric oven and 4-ring hob with extractor filter over, open to:

LOUNGE: 4m x 3.8m (13"3" x 12"7").

BEDROOM: 4m x 3.8m (13"3" x 12"7").

SHOWER ROOM: With three-piece white modern suite with low suite w.c. with push button flush, wash basin with chrome mixer tap, walk-in shower enclosure housing thermostatic shower, ceiling spotlights, chrome ladder style radiator, extractor fan.





DEPOSIT: £692.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band A £1,339.53 (April 2022).

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



arla | propertymark

PROTECTED



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

28-30 Parson Lane, Clitheroe, BB7 2JP
T: 01200 444477 E: lettings@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

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.

The Stables, 16a Duck Street, Clitheroe