

67 SALTHILL ROAD
CLITHEROE
BB7 1PE

£625 per month



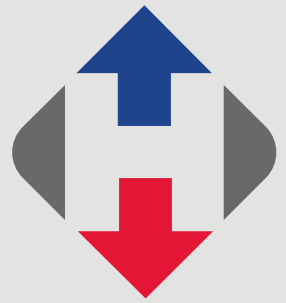
- Superb, spacious terrace house
- 2 receptions, modern fitted kitchen
- Garden forecourt, yard with store
- Presented to excellent standards
- Two good bedrooms
- Contemporary bathroom
- Convenient location
- Unfurnished. Min 12 month tenancy.

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Conveniently situated close to Clitheroe town centre, this superb garden-fronted mid-terrace house offers deceptively spacious accommodation.

The property is well-presented throughout and briefly comprises sitting room, living room, modern fitted kitchen, two good-sized bedrooms and contemporary bathroom suite with shower.

Outside, there is a garden forecourt and enclosed rear yard with store



LOCATION: From our sales office proceed down Castle Street and into York Street. At the roundabout take the third exit, then turn first left into Salthill Road.

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

ENTRANCE VESTIBULE.

ENTRANCE HALL: Staircase to first floor.

SITTING ROOM: 3.6m x 3.1m (11'9" x 10'2"); open to:

LIVING ROOM: 4.2m x 3.9m (13'9" x 12'10"); with log-effect electric fire, understairs storage cupboard. Open to:

KITCHEN: 4.1m x 2.2m (13'5" x 7'3"); range of modern fitted wall and base units with complementary working surfaces, built-in electric oven, 4-ring ceramic hob and extractor over, plumbing for washing machine, underfloor heating, door to rear.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 4.2m x 3.6m (13'9" x 11'9").

BEDROOM TWO: 3.9m x 2.4m (12'10" x 7'10").

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





OUTSIDE: Garden forecourt and enclosed rear yard with store.

DEPOSIT: £721.00.

RESTRICTIONS: Strictly no pets and no Smokers.

AVAILABLE: Early May, 2021.

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

COUNCIL TAX: Band B.

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.





67 Salthill Road, Clitheroe, BB7 1PE

**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
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