

52 CHATBURN ROAD
CLITHEROE
BB7 2AP

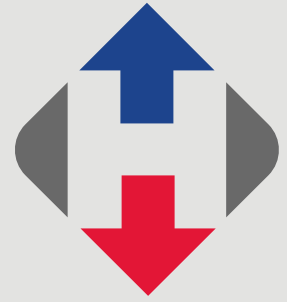
£620 per month



- Attractive mid-terrace house
- Sitting room, living room
- Enclosed rear yard with store
- Popular residential area
- Two double bedrooms
- Fitted kitchen, utility room
- 3-piece bathroom, shower room
- Unfurnished. Available Immediately.

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Situated in a popular residential area, close to the cricket field and within walking distance of the Town Centre, this garden-fronted mid-terrace house offers attractively presented accommodation and has recently been redecorated and recarpeted.



The deceptively spacious property briefly comprises sitting room, living room, fitted kitchen and shower room on the ground floor. On the first floor, there are two generous bedrooms and a 3-piece bathroom.

Outside, there is a enclosed rear yard and garden forecourt.

LOCATION: From Clitheroe town centre continue straight on past the library clock into York Street. Continue straight on at the roundabout into Chatburn Road and the house can be found on the right hand side.

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

ENTRANCE VESTIBULE:

ENTRANCE HALL: Staircase to first floor.

SITTING ROOM: 4.3m x 3m (14'3" x 9'11"); with electric fire, laminate wood floor.

LIVING ROOM: 4.2m x 3.8m (13'11" x 12'7"); with laminate wood floor, under stairs storage cupboard.

KITCHEN: 4.5m x 2.1m (14'10" x 7"); with a range of fitted wall and base units with complementary working surfaces, door to rear.

UTILITY AREA: Plumbing for washing machine.

SHOWER ROOM: Housing 3-piece suite comprising low suite w.c., pedestal washbasin and walk-in shower enclosure with electric shower.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.8m x 3.6m (12'7" x 11'11"); with original, decorative fireplace.

BEDROOM TWO: 3.8m x 2.4m (6'7" x 9'9"); with built-in cupboard.





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

OUTSIDE: Enclosed rear yard with store, garden forecourt.

DEPOSIT: £715.00.

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.

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 or cash.





CONFIDENCE GUARANTEE

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Full Reference Checks
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End Of Tenancy Management



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