

FLAT 2, 13 CURZON STREET
CLITHEROE
BB7 1DL

£385 per month



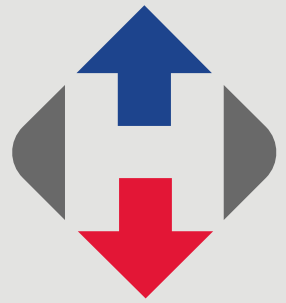
- Well-presented first floor flat
- Open-plan accommodation
- Fitted kitchen & living area
- Conveniently located for town centre
- Double bedroom
- Bathroom with electric shower
- Gas central heating
- Unfurnished. Available immediately.

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This first floor flat is situated in a convenient position within easy reach of the Castle grounds and town centre.

The well-presented accommodation boasts an open-plan living area and kitchen, bedroom with built-in wardrobe and 3-piece white bathroom suite with shower.

Offering excellent value for money, early viewing of this property is recommended.



LOCATION: From our office continue down Parson Lane and straight on at the mini roundabout over the railway into Bawdlands. Turn first left into Corporation Street, then right into Eshton Terrace and left into Curzon Street.

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

SHARED ENTRANCE: Staircase to first floor.

OPEN PLAN KITCHEN/LIVING AREA: 3.9m x 3.9m (12'9" x 12'9"); with attractive range of fitted wall and base units with complementary laminate working surfaces, electric oven with four-ring ceramic hob, under-unit lighting.

BATHROOM: Housing three-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over. Cupboard housing combination boiler, heated towel rail.

BEDROOM: 3.0m x 1.9m (9'9" x 6'3"); built-in wardrobe.

DEPOSIT: £444.00.





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 D.

COUNCIL TAX: Band A.

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



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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
T: 01200 444477 E: lettings@honeywell.co.uk

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