

17B ESHTON TERRACE
CLITHEROE
BB7 1BQ

£495 per month

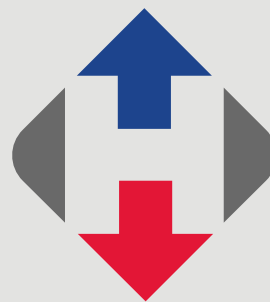


- Luxury first floor apartment
- Contemporary fitted kitchen, lounge
- Refurbished to excellent standards
- Sought-after, convenient location
- Double bedroom
- Modern en-suite shower room
- Gas central heating
- Unfurnished

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A superb, recently refurbished first floor apartment situated close to Clitheroe town centre and only a stones' throw away from the Castle.

The property has been renovated throughout to the highest standards and offers a contemporary fitted kitchen open to lounge and double bedroom with a luxury en-suite suite shower room.



LOCATION: From our office proceed down Parson Lane and continue straight on at the mini roundabout, over the railway bridge into Bawdlands and turn first left into Corporation Street. Turn left and carry straight on over the level crossing in Eshton Terrace. Number 17 is situated on the right hand side.

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

ENTRANCE HALL: Shared entrance hall with staircase.

FIRST FLOOR:

KITCHEN: 3.5m x 1.8m (11'6" x 5'11"); range of contemporary fitted wall and base units with complementary working surfaces, integrated electric oven, 4-ring halogen hob and extractor hood over, integrated fridge. Open to:

LOUNGE:

BEDROOM: 4.4m x 3.5m max, 3.0m min (14'7" x 11'5" max, 9'9" min); with built-in storage cupboards.

EN-SUITE: Housing three-piece luxury suite comprising pedestal washbasin, low suite w.c. and walk-in shower enclosure with thermostatic shower.





HEATING: Gas central heating.

DEPOSIT: £750.00.

AVAILABLE: Mid May, 2018.

RESTRICTIONS: No Pets. No Smokers. No DSS. Over 25's only.

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

COUNCIL TAX: Band A.

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.





CONFIDENCE GUARANTEE

FREE Property Appraisal
No Set Up Fees
Total Transparency
40+ Years' Experience
End Of Tenancy Management



17b Eshton Terrace, Clitheroe, BB7 1BQ

**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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