

5 ALBEMARLE STREET
CLITHEROE
BB7 2EA

£650 per month



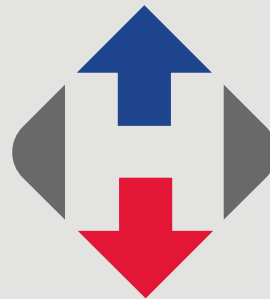
- Attractively presented terrace house
- Modern kitchen, 2 reception rooms
- Yard with store & garden forecourt
- Deceptively spacious accommodation
- 2 bedrooms, useful attic room
- 3-pce white bathroom suite
- Excellent, convenient location
- Unfurnished

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Mid-terrace house offering deceptively spacious accommodation enjoying a much-favoured residential location just off Castle View, within walking distance of the town centre, bus interchange and railway station, yet just a stones throw away from open countryside.

The property comprises sitting room, living room open to modern fitted kitchen, two good-sized bedrooms, white bathroom suite and a useful attic room. .

Outside, there is an enclosed rear yard and the property benefits from gas central heating.



LOCATION: From our office turn left into Parson Lane and then straight on at the mini roundabout, over the railway and turn right into Castle View. Albemarle Street is then third on the left and the house can be found on the left hand side.

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

ENTRANCE VESTIBULE:

ENTRANCE HALL: Staircase to first floor.

SITTING ROOM: 3.4m x 3.2m (11'2" x 10'6").

LIVING ROOM: 4.3m x 4.0m (14'1" x 13'1"); with feature stone fireplace, understairs storage cupboard. Open to:

KITCHEN: 4.3m x 2.2m (14'1" x 7'3"); range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring halogen hob with extractor over, integrated dishwasher, plumbing for washing machine, tiled floor, door to rear.

CLOAKROOM: Housing two-piece suite comprising low suite w.c. and vanity washbasin.

FIRST FLOOR:

LANDING: Staircase to attic room.

BEDROOM ONE: 4.3m x 3.4m (14'1" x 8'2"); with built-in cupboard.

BEDROOM TWO: 3.1m x 2.5m (10'2" x 8'2").





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

ATTIC ROOM: 3.1m x 2.5m (10'2" x 8'2"); limited head room.

OUTSIDE: Enclosed rear yard with store. Garden forecourt.

HEATING: Gas central heating.

DEPOSIT: £800.00.

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

COUNCIL TAX: Band B.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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.





5 Albemarle Street, Clitheroe, BB7 2EA

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

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