

39 CHATBURN ROAD
CLITHEROE
BB7 2AW

£635 per month



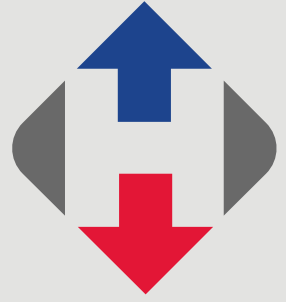
- Spacious stonebuilt mid terrace
- Lounge & dining room
- 3-piece bathroom with shower
- Popular location close to town
- 2 bedrooms & study/box room
- Modern fitted kitchen with appliances
- Private parking to the rear
- Unfurnished. Min. 12-month tenancy

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Situated in the very popular Chatburn Road area, within easy walking distance of the town centre and Pendle Primary School, this attractive fully modernised stonebuilt terraced property offers excellent accommodation.

The house boasts two spacious reception rooms and a contemporary fitted kitchen on the ground floor and on the first floor, there are two double bedrooms, study/box room and a lovely 3-piece bathroom with shower.

Outside, there is a rear yard with gated access providing off-street parking and garden forecourt to the front.



LOCATION: From Clitheroe centre proceed along Castle Street, carry straight on and into York Street at the end of York Street continue straight on at the roundabout into Chatburn Road and number 39 can be found on the left-hand side just before Princess Avenue.

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

ENTRANCE: Through half-glazed PVC front door into:

LOUNGE: 4.0m x 4.2m (13'3" x 13'8"); feature decorative fireplace with stone mantel and stone flagged hearth.

DINING ROOM: 4.0m x 3.3m (13'3" x 10'11"); with wall light points, spindle staircase off to first floor with understairs storage cupboard, feature fireplace with stone mantel and stone flagged hearth, PVC French doors to the rear and open to:

KITCHEN: 2.9m x 1.6m (9'8" x 5'4"); with a fitted range of modern wall and base units with complementary laminate work surface, one bowl stainless steel sink unit with mixer tap, fitted electric cooker with oven, separate grill and 4-ring electric hob with stainless steel splashback and stainless steel extractor canopy over, integrated fridge freezer, integrated dishwasher and washing machine.

FIRST FLOOR:

LANDING: With loft access with drop down ladder leading to partly boarded loft.

BEDROOM ONE: to the front 4.1m x 3.4m (13'4" x 11'3").

BEDROOM TWO: 2.8m x 3.2m (9'1" x 10'5").

BOX ROOM/STUDY: 2.3m x 1.2m (7'6" x 3'9").

BATHROOM: With modern 3-piece white suite comprising low suite w.c., vanity wash hand basin with storage cupboards under and panelled bath with thermostatic shower over.





OUTSIDE: To the front of the property is a garden forecourt and to the rear, there is a tarmac yard with wrought iron gates providing off-road parking for one car.

DEPOSIT: £732.00.

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

COUNCIL TAX: Band C.

AVAILABLE: Immediately.

RESTRICTIONS: Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

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.





39 Chatburn Road, Clitheroe, BB7 2AW

CALLING ALL
LANDORDS!

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