

12 KIRKMOOR CLOSE
CLITHEROE
BB7 2DE

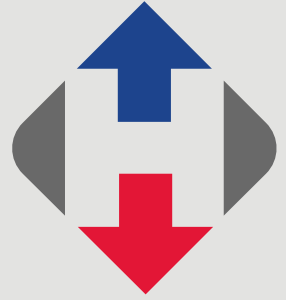
£550 per month



- Well-presented mid quasi-semi
- Open-plan lounge & dining area
- Lovely rear garden, private parking
- Convenient cul-de-sac location
- 2 double bedrooms
- Contemporary fitted kitchen
- 3-pce bathroom with shower
- Unfurnished

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Situated in a highly sought-after cul-de-sac location close to open countryside and within easy reach of the Town Centre, this modern quasi semi-detached house offers well-presented accommodation.



The property comprises a good-sized open plan lounge and dining room with patio doors to the garden and a contemporary fitted kitchen, two double bedrooms and modern bathroom with electric shower.

Outside the house enjoys a pleasant rear garden and off-road parking.

LOCATION: From our office continue down Parson Lane and straight on at the mini-roundabout. Take the first right turning into Castle View and follow the road into Kirkmoor Road, then take the second right turning into Kirkmoor Close.

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

LIVING ROOM: 4.4m x 4.1 (14'7" x 13'6"); with electric fire in feature surround, staircase to first floor, understairs storage cupboard.

DINING ROOM: 3.0m x 2.5m (9'9" x 8'2"); with double glazed sliding patio doors to the rear garden.

KITCHEN: 2.9m x 1.8m (9'8" x 6'); with contemporary range of fitted wall and base units with complementary laminate working surfaces, built-in electric oven, four-ring gas hob with extractor over, plumbing for washing machine

FIRST FLOOR:

LANDING:

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

BEDROOM TWO: 3.7m max, 3.4m min x 2.6m (12' max, 11'2" min x 8'7").

BATHROOM: Housing 3-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with shower over.





OUTSIDE: To the front of the property is a driveway providing off-road parking for one car. To the rear is an easy-to-maintain garden.

HEATING: Gas central heating.

DEPOSIT: £750.00.

AVAILABLE: Late October, 2018

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

COUNCIL TAX: Band B.

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
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40+ Years' Experience
End Of Tenancy Management



12 Kirkmoor Close, Clitheroe, BB7 2DE

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LANDORDS!**

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We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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