

29 BRIGHT STREET
CLITHEROE
BB7 1NW

£700 per month



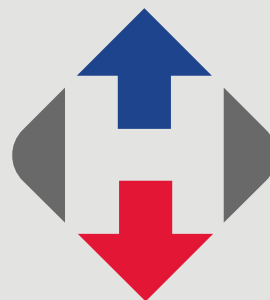
- Spacious semi detached house
- Dining room open to lounge
- Rear garden, parking & garage
- Conveniently located for town centre
- Three bedrooms
- Fitted dining kitchen, cloakroom
- 3-piece bathroom with shower
- Unfurnished

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This spacious semi-detached house is conveniently located in a popular residential location within easy walking distance of the town centre and local amenities.

The property offers substantial accommodation with dining room open to lounge, fitted dining kitchen, two-piece cloakroom, three bedrooms and a house bathroom with shower.

With the added benefits of garden areas to the front and rear, private parking and detached garage, early viewing is recommended to avoid disappointment.



LOCATION: From Clitheroe centre continue along Castle Street, turning right by the library clock into Wellgate and continue to the 'Stop' sign. Turn left and then first right into Holden Street and then left into Taylor Street. Bright Street is the first turning on the right.

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

ENTRANCE PORCH:

ENTRANCE HALL: Staircase to first floor.

DINING ROOM: 4.2m x 3.4m (13'9" x 11'2"); open to:

LOUNGE: 4.2m x 3.0m (13'9" x 9'11") + bay window.

DINING KITCHEN: 6.2m x 2.5m (20'4" x 8'2"); with a range of fitted wall and base units with complementary laminate working surfaces, electric cooker point, plumbing for washing machine, understairs storage cupboard, door to rear.

W.C.: Housing two-piece suite comprising low suite w.c. and washbasin.

STORE ROOM: with wall-mounted combi boiler.

FIRST FLOOR:

LANDING: with built-in cupboard.

BEDROOM ONE: 4.2m x 3.0m (13'9" x 9'11"); built-in cupboard.





BEDROOM TWO: 3.6m x 3.5m (11'10" x 11'6").

BEDROOM THREE: 2.8m x 2.4m (9'2" x 7'10").

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

OUTSIDE: Rear garden with lawn and paved patio, driveway providing private parking, small detached garage, front garden area.

HEATING: Gas central heating.

DEPOSIT: £900.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

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.





29 Bright Street. Clitheroe, BB7 2AW

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