

15 RAILWAY VIEW ROAD
CLITHEROE
BB7 2HE

£565 per month



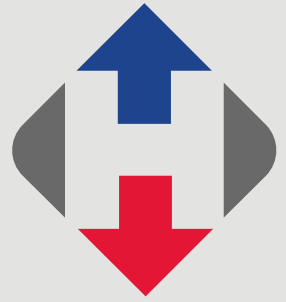
- Modernised stonebuilt house
- Modern kitchen with appliances
- 3-piece shower room
- Extremely convenient location
- Superb open plan living
- 2 bedrooms
- Enclosed yard area
- Unfurnished

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A lovely stonebuilt terrace situated in this extremely enviable location in the centre of Clitheroe only a stones" throw away from the health centre, train station, shops and restaurants.

This attractive house has been fully modernised and offers a stunning open-plan layout with a lounge open to the dining kitchen. There is also a useful utility outhouse with space for washing machine plus there is a WC and basin. The first floor has two bedrooms with wardrobes in the master and a three-piece shower room with double shower enclosure.

Benefits include gas central heating, hardwood double glazing, modern kitchen with appliances, enclosed yard area. Viewing is essential.



LOCATION: From the Town Centre continue along Castle Street and turn left at Barclays Bank into King Street. Proceed straight on at the mini roundabout and turn right into Railway View Road. The house can be found right opposite the Bus terminus.

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

OPEN PLAN LOUNGE & KITCHEN AREA: 7.4m x 4.3m (24'3 x 14'2").

LOUNGE AREA: With feature stone fireplace housing electric fire, and staircase off to first floor with understairs storage cupboard.

KITCHEN AREA: With an attractive range of cream Shaker style wall and base units with complementary wood effect laminate work surface and tiled splashback, integrated stainless steel electric fan oven with 4-ring ceramic hob and extractor over, integrated fridge freezer and slimline dishwasher, tall larder storage cupboard, island unit, hardwood door to rear yard and door leading to utility.

UTILITY/OUTHOUSE: With storage cupboard and door leading to front street, low suite w.c, pedestal wash handbasin, plumbing for a washing machine and space for freezer.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.6m x 3.3m (11'8" x 10'10"); with built-in wardrobes with cupboards over.

BEDROOM TWO: 3.8m x 2.4m (12'4" x 7'9").

SHOWER ROOM: With 3-piece white suite comprising low suite w.c., pedestal hand wash basin, double shower enclosure with electric shower, part-tiled walls, and wall-mounted central heating boiler.





OUTSIDE: To the rear of the property is an enclosed yard with stone boundary wall and outside light

HEATING: Gas central heating.

DEPOSIT: £651.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets and no Smokers.

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

COUNCIL TAX: Band B.

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

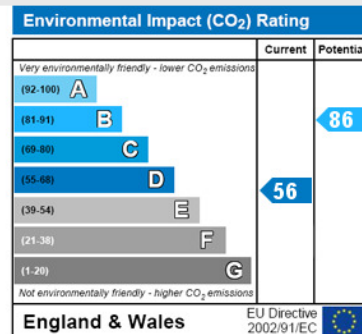
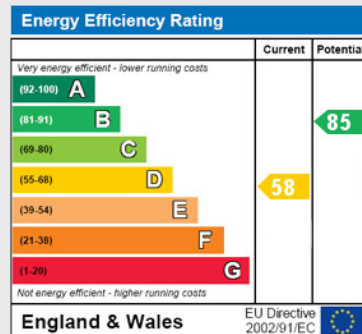
The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail 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.





CONFIDENCE GUARANTEE

- FREE Property Appraisal
- Full Reference Checks
- Total Transparency
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- End Of Tenancy Management

15 Railway View Road, Clitheroe, BB7 2HE

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