

13 MITCHELL STREET
CLITHEROE
BB7 1DF

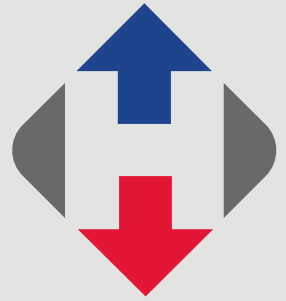
£675 per month



- Spacious mid-terrace house
- Modern fitted kitchen
- Contemporary bathroom
- Popular residential location
- Lounge & dining room
- 3 bedrooms, including attic
- Enclosed rear yard
- Unfurnished. Min 12-month tenancy.

honeywell-lettings.co.uk

Situated in a popular location, close to the castle grounds and within easy reach of the abundance of amenities, this stone-built mid-terraced house offers deceptively spacious accommodation, which is presented to high standards.



The property comprises lounge with modern fire, dining room with fireplace and understairs cupboard, fitted kitchen, modern three-piece bathroom and three bedrooms, including attic.

There is an enclosed yard to the rear and the property also benefits from gas central heating and double glazing.

LOCATION: From our lettings office, continue down Parson Lane, straight on at the mini roundabout and over the railway bridge into Bawdlands. Turn left into Corporation Street and left at the next junction into Eshton Terrace. Cross the railway line and then turn next right into Mitchell Street.

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

LOUNGE: 3.9m x 3.7m (12'8" x 12'1"); modern wall-mounted electric fire.

DINING ROOM: 3.8m x 3.5m (12'5" x 11'5"); modern wall-mounted electric fire, understairs storage cupboard.

KITCHEN: 2.6m x 1.5m (8'5" x 4'9"); range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring gas hob with extractor filter canopy over, plumbing for washing machine, door to rear.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 3.8m x 3.0m (12'5" x 9'8").

BEDROOM TWO: 3.6m x 2.0m (11'8" x 6'6"); built-in cupboard.

BATHROOM: Housing 3-piece white suite comprising vanity wash basin with cupboards under, low suite w.c., panelled bath with shower over.





SECOND FLOOR:

BEDROOM THREE: 3.8m x 4.6m (12'5" x 15'0"); excellent range of built-in storage.

OUTSIDE: Enclosed rear yard with store.

DEPOSIT: £778.00

AVAILABLE: Immediately.

RESTRICTIONS: No Pets and no Smokers.

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

COUNCIL TAX: Band A.

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.

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
40+ Year's Experience
End Of Tenancy Management



arla | propertymark

PROTECTED



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

28-30 Parson Lane, Clitheroe, BB7 2JP
T: 01200 444477 E: lettings@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell-lettings.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.

13 Mitchell Street, Clitheroe, BB7 1DF