

20 WOONE LANE
CLITHEROE
BB7 1BG

£500 per month



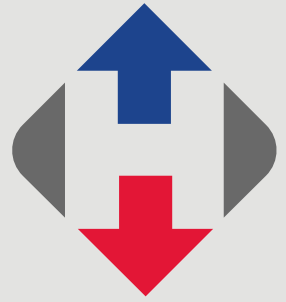
- Well-presented terraced house
- Good-sized lounge
- Enclosed rear yard
- Popular town centre location
- Two bedrooms
- Modern dining kitchen
- 3-pce bathroom with shower
- Unfurnished

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Situated in a popular location, close to Holmes Hill and the town centre, this stonebuilt mid-terraced house offers well-presented accommodation.

The property comprises good-sized lounge, modern fitted kitchen, contemporary bathroom with shower and two bedrooms – one with an excellent range of built-in wardrobes and cupboards.

Outside the house enjoys a pleasant enclosed rear yard.



LOCATION: From our office turn left into Parson Lane and continue straight on at the mini roundabout over the railway bridge into Bawdlands. Turn first left into Corporation Street, then left into Eshton Terrace and carry straight on. Take the left turning into Woone Lane and the house is situated on the left hand side.

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

ENTRANCE VESTIBULE:

LOUNGE: 4.0m x 3.9m (13'0" x 12'8").

DINING KITCHEN: 3.1m x 3.0m (10'0" x 9'9"); range of modern fitted wall and base units, integrated electric oven, 4-ring gas hob, plumbing for washing machine, tiled flooring, understairs storage, external door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.6m x 3.8m (11'8" x 12'4"); good range of built-in wardrobes.

BEDROOM TWO: 3.0m x 1.9m (9'9" x 6'1").

BATHROOM: Luxury 3-pce suite comprising low suite w.c., vanity wash basin and bath with thermostatically controlled shower over.





OUTSIDE: Pleasant enclosed rear yard.

HEATING: Gas central heating.

DEPOSIT: £700.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

COUNCIL TAX: Band A.

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**

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End Of Tenancy Management



20 Woone Lane, Clitheroe BB7 1BG

**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

2-4 Parson Lane, Clitheroe, BB7 2JN
T: 01200 444477 E: lettings@honeywell.co.uk

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