

8 HOWE CROFT
CLITHEROE
BB7 1NP

£575 per month



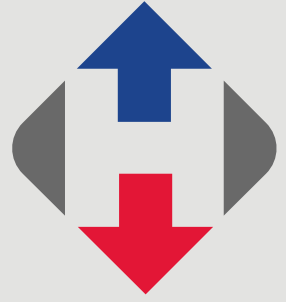
- Well-presented modern terrace
- Lounge and fitted kitchen
- Rear garden with patio, parking
- Favoured cul-de-sac location
- Two bedrooms
- Bathroom with shower
- Gas central heating
- Unfurnished

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This modern terrace house is situated on a cul-de-sac on the much sought-after Highmoor Park development lying on the outskirts of Clitheroe but remains convenient for most local amenities

The property offers well-presented accommodation with fitted kitchen, lounge, two bedrooms and bathroom with shower.

Externally there is private parking and attractive, low-maintenance gardens.



LOCATION: From Clitheroe town centre turn right into Wellgate and continue to the 'Stop' sign. Turn right and immediate left into Shawbridge Street which continues into Pendle Road. At the mini roundabout turn left into Highmoor Park, then right at the 'T' junction into Roman Way and then left into Howe Croft.

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

ENTRANCE HALL: With storage cupboard.

KITCHEN: 2.6m x 2.9m (8'8" x 9'8"); with range of fitted wall and base units, plumbing for washing machine, gas and electric cooker points, extractor fan.

LOUNGE: 4.4m x 4.3m (14'7" x 14'1"); with patio doors to rear garden.

FIRST FLOOR

LANDING:

BEDROOM ONE: 4.7m x 3.4m (14'6" x 9'9"); double fitted wardrobe.

BEDROOM TWO: 3.4m x 2.2m (11'4" x 7'4"); fitted wardrobe over stairs.

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





OUTSIDE: Private parking. Attractive, easily maintained garden areas.

HEATING: Gas central heating.

DEPOSIT: £750.00.

AVAILABLE: Late May, 2018.

RESTRICTIONS: No Pets. No Smokers. No DSS.

COUNCIL TAX: Band C.

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

A circular logo with a gold border and a red center. The text "HONEYWELL LETTINGS" is written around the top inner edge, and "CONFIDENCE GUARANTEE" is written around the bottom inner edge. In the center, there is a stylized blue and red graphic.

8 Howe Croft, Clitheroe, BB7 1NP

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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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