

42 RIBBLESDALE VIEW  
CHATBURN  
BB7 4BB

£550 per month

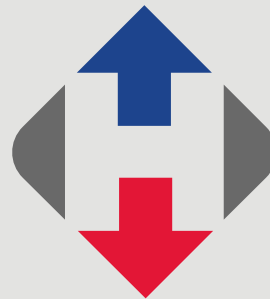


- Lovely garden-fronted terrace house
- Living room open to modern kitchen
- Rear yard with stores & small lawn
- Sought-after village location
- Sitting room, 2 double bedrooms
- Contemporary bathroom suite
- Gas central heating
- Unfurnished. Available immediately.

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**Lovely terraced house presented to excellent standards and situated in the desirable village of Chatburn, close to all the local amenities.**

**This spacious property offers light and airy accommodation comprising sitting room, living room open to modern fitted kitchen, two good-sized bedrooms and contemporary three-piece white bathroom suite.**



**Outside, there is a pleasant small front garden and enclosed rear yard with stores.**

**LOCATION:** Entering Chatburn from the Clitheroe direction, proceed through the village centre, passing Hudson's ice cream shop and then turn right into Ribblesdale View. Number 42 is on the right hand side.

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

#### **ENTRANCE VESTIBULE**

**ENTRANCE HALL:** Staircase to first floor.

**SITTING ROOM:** 3.6m x 3.3m (14'7" x 13'6"); with electric fire.

**LIVING ROOM:** 4.3m x 3.8m (9'9" x 8'2"); coal-effect electric fire, under stairs storage cupboard. Open to:

**KITCHEN:** 4.7m x 2.2m (9'8" x 6'); with range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four-ring ceramic hob and extractor fan, integrated fridge-freezer, plumbing for washing machine, door to rear.

#### **FIRST FLOOR:**

**LANDING:** Good range of built-in storage cupboards.

**BEDROOM ONE:** 4.3m x 3.2m (14'7" x 11'5"); with decorative fireplace.

**BEDROOM TWO:** 3.3m x 3.1m (14'7" x 11'5"); with decorative fireplace.

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





**OUTSIDE:** Rear yard with two brick built stores and small lawned area. Garden forecourt.

**HEATING:** Gas central heating.

**DEPOSIT:** £630.00.

**AVAILABLE:** Immediately.

**RESTRICTIONS:** No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

**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.





**CONFIDENCE  
GUARANTEE**

FREE Property Appraisal  
Full Reference Checks  
Total Transparency  
40+ Year's Experience  
End Of Tenancy Management

The logo for Honeywell Lettings Confidence Guarantee is a circular emblem with a red border. Inside the border, the words "HONEYWELL LETTINGS" are written at the top and "CONFIDENCE GUARANTEE" at the bottom. In the center, there is a red square containing a white house icon with a blue arrow pointing up and a white arrow pointing down.