

51 HENTHORN ROAD
CLITHEROE
BB7 2LD

£625 per month



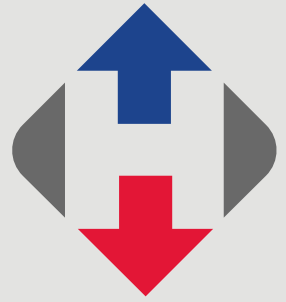
- Well-presented mid-terrace house
- Two reception rooms
- Attractive fitted kitchen
- Enclosed rear yard with store
- Two bedrooms plus attic room
- Contemporary 3-pce bathroom
- Lovely, family-sized property
- Unfurnished.

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A bright and airy garden-fronted mid-terrace house located within easy reach of Clitheroe Town Centre and close to the Castle grounds.

This attractive, spacious house comprises open plan lounge and living room along with a modern fitted kitchen to the ground floor. Upstairs are two bedrooms, contemporary bathroom and useful attic room.

To the rear is an enclosed rear yard with store and the house also benefits from gas central heating. Early viewing is strongly recommended.



LOCATION: From our office continue down Parson Lane, straight on at the mini roundabout and over the railway bridge into Bawdlands. Take the second turning on the left, opposite Rufus Carr into Henthorn Road, and the house can be found on the left hand side.

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

ENTRANCE VESTIBULE: Original tiled floor.

ENTRANCE HALL: Staircase to first floor.

LIVING ROOM: 4.1m x 3.9m (13'4" x 12'8"); open to:

LOUNGE: 3.6m x 3.5m (11'8" x 11'4"); with cast iron wood burning stove.

KITCHEN: 4.2m x 2.5m (13'8" x 8'1"); with a range of attractive fitted wall and base units with complementary laminate working surfaces, integrated double electric oven, 5-ring gas hob with extractor filter canopy over, integrated fridge freezer, understairs storage cupboard, door to rear.

FIRST FLOOR:

LANDING: Built-in cupboard, staircase to attic room.

BEDROOM ONE: 3.5m x 2.8m (11'4" x 9'1"); with a range of built-in cupboards, decorative fireplace.

BEDROOM TWO: 4.1m x 2.2m (13'4" x 7'1"); with decorative fireplace.

BATHROOM: Contemporary 3-pce suite comprising low suite w.c., pedestal wash basin, panelled bath with shower tap fitment.





SECOND FLOOR:

ATTIC ROOM: 4.5m x 2.8m (14'8" x 9'1").

OUTSIDE: Garden forecourt, enclosed rear yard with store.

HEATING: Gas central heating.

DEPOSIT: £800.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

COUNCIL TAX: Band B.

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
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40+ Years' Experience
End Of Tenancy Management



51 Henthorn Road, Clitheroe BB7 2LD

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