

12 BROWNLOW STREET
CLITHEROE
BB7 1EG

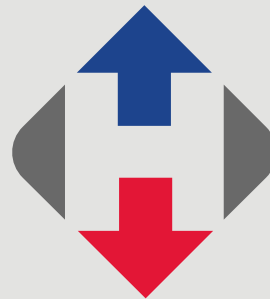
£600 per month



- Spacious mid-terrace house
- Lounge and dining kitchen
- Separate utility room
- Convenient for local amenities
- Three bedrooms
- 3-pce bathroom with shower
- Enclosed rear yard with store
- Unfurnished. Available immediately.

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Well presented terraced property situated on the fringe of Clitheroe town centre and within easy reach of the shops and local amenities. The accommodation boasts a spacious lounge, modern dining kitchen, three bedrooms and a contemporary white bathroom suite with shower. Outside, there is an enclosed rear yard. Early viewing is highly recommended.



LOCATION: From our Clitheroe office travel along Castle Street and turn right into Wellgate and right again into Lowergate. Follow the road along, proceed straight over the two mini roundabouts and take the second left turn into Brownlow Street.

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

ENTRANCE VESTIBULE.

LOUNGE: 4.2m x 4.7m (13'8" x 15'3"); with electric fire.

DINING KITCHEN: 3.7m x 3.6m (12'0" x 11'8"); 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.

UTILITY: 2.5m x 1.7m (8'1" x 5'5"); with plumbing for washing machine, pedestal wash basin, wall-mounted boiler, door to rear.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 5.2m x 2.5m (16'11" x 8'1").

BEDROOM TWO: 4.2m x 2.1m (13'8" x 6'9").

BEDROOM THREE: 2.8m x 2.5m (9'1" x 8'1").

BATHROOM: With 3-piece white suite comprising panelled bath with shower over, low-suite w.c. and pedestal wash basin.





OUTSIDE: Enclosed rear yard with store.

HEATING: Gas central heating.

DEPOSIT: £750.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

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 GUARANTEE

FREE Property Appraisal
No Set Up Fees
Total Transparency
40+ Years' Experience
End Of Tenancy Management



12 Brownlow Street, Clitheroe BB7 1EG

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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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