

68 TAYLOR STREET
CLITHEROE
BB7 1NL

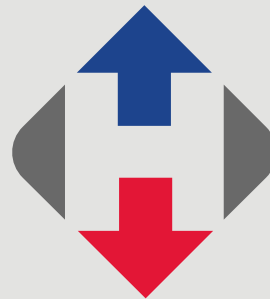
£565 per month



- Well-presented semi-detached home
- Fitted kitchen, 2-pce cloakroom
- Rear garden & private parking
- Convenient for the town centre
- 2 double bedrooms
- Lounge with dining area
- Gas central heating
- Unfurnished. Available immediately

honeywell-lettings.co.uk

Enjoying a prime location, close to Clitheroe Town Centre and its amenities, this modern semi-detached house offers well-apportioned accommodation ideal for a couple or small family. The property briefly comprises kitchen, w.c., good-sized lounge with dining area, two bedrooms and 3-piece bathroom. Recently re-decorated and new carpets throughout.



Outside, there is off-road parking along with an easily maintained rear garden.

LOCATION: From our office continue along Castle Street, turning right by the library clock into Wellgate and continue to the 'Stop' sign. Turn left and then first right into Holden Street and then left into Taylor Street. The house can be found on the right hand side.

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

CLOAKROOM: Housing 2-piece suite comprising low suite w.c. and wash handbasin.

LOUNGE WITH DINING AREA: 4.1m x 5m (13'6" x 16'5"); 'Living Flame' gas fire, patio doors to rear garden; understairs storage.

KITCHEN: 2.7m x 2.4m (8'9" x 8'); with attractive range of fitted wall and base units, built-in electric oven, 4-ring gas hob with extractor over, plumbing for washing machine.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 5.0m x 2.7m (16'5" x 8'9").

BEDROOM TWO: 2.4m x 3.3m (8' x 10'9").

BATHROOM: Housing 3-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with shower tap fitment.





OUTSIDE: To the rear is an easy-to-maintain patio garden.

HEATING: Gas central heating.

DEPOSIT: £651.00

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 C.

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.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. 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 or cash.





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



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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

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T: 01200 444477 E: lettings@honeywell.co.uk

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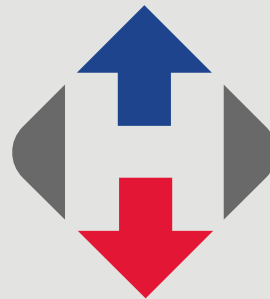
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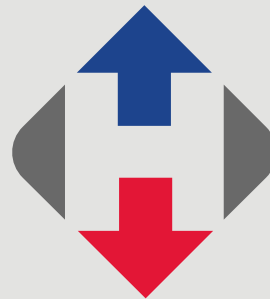
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