

1 DALE TERRACE
CHATBURN
BB7 4AE

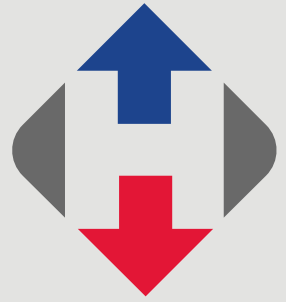
£525 per month



- Charming end terrace cottage
- Spacious living room & kitchen
- Enclosed garden to the side
- Sought-after village location
- Two double bedrooms
- Three piece bathroom
- Gas CH & double glazing
- Unfurnished. Available immediately.

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Situated in the centre of the popular Ribble Valley village of Chatburn, this charming two bedroom end terrace cottage offers well-presented internal living accommodation comprising lounge with Living Flame gas fire, good-sized dining kitchen, two double bedrooms and a bathroom.



The property also benefits from a low maintenance garden to the side. Chatburn is situated a short drive from the market town of Clitheroe and its many amenities and the A59 by-pass is close by, providing an excellent link to the motorway network.

LOCATION: From Clitheroe town centre proceed down Castle Street and into York Street and straight on at the roundabout into Chatburn Road. Follow the road over the next roundabout and proceed into the village of Chatburn. Turn left into Ribble Lane and then immediately left again into Old Road. Dale Terrace is accessed on foot on the left hand side of the road.

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

ENTRANCE PORCH.

LOUNGE: 4.3m x 3.8m (14'1" x 12'7"); with Living Flame gas fire in feature surround, television point.

DINING KITCHEN: 4.0m x 3.4m (13'11" x 11'0"); range of fitted wall and base units with complementary working surfaces, Belfast sink, electric cooker point, plumbing for washing machine, tiled flooring, part-tiled walls, telephone point, staircase to first floor.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 4.0m x 2.9m (13'2" x 9'5").

BEDROOM TWO: 3.0m x 2.5m (9'11" x 8'3"); with built-in storage cupboards – one housing central heating boiler.

BATHROOM: With 3-piece suite comprising pedestal washbasin, low suite w.c., panelled bath with shower over, heated towel rail, laminate wood-effect flooring.

OUTSIDE: Enclosed low maintenance garden to the side of the property with separate store.





DEPOSIT: £600.00

RESTRICTIONS: No Pets. No Smokers. Unfortunately no housing benefit claimants can be considered due to a restriction in the landlord's mortgage term.

AVAILABLE: Immediately.

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.





CONFIDENCE GUARANTEE

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End Of Tenancy Management



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