

15 MONTAGUE STREET
CLITHEROE
BB7 2EB

£800 per month

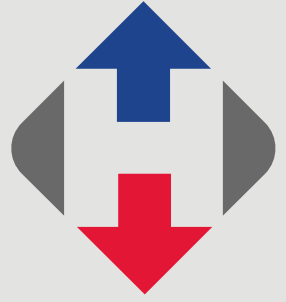


- Stonebuilt mid terrace house
- Open-plan lounge & dining room
- Contemporary fitted kitchen
- Excellent rear yard
- Sought-after residential location
- Two bedrooms
- Modern 3-piece shower room
- Unfurnished. Min 12-month tenancy.

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A well-presented terraced home situated on a lovely street located close to the town centre and within easy reach of amenities.

The house comprises a modern kitchen, shower room and neutral carpets throughout. The property has a spacious feel with an open-plan lounge and dining room with feature central staircase and a kitchen extension to the rear. On the first floor are two bedrooms and a shower room with a large walk-in shower.



Externally there is an enclosed south facing rear yard with decked patio.

LOCATION: From our lettings office proceed down Parson Lane and continue straight on at the mini-roundabout. Cross over the railway bridge and take the first right turning into Castle View. Montague Street is then second on the left.

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

ENTRANCE VESTIBULE: Through PVC front door, tiled floor, half-glazed door leading to:

LOUNGE: with coved cornicing, dado rail, open plan to dining room with feature central spindle staircase.

DINING ROOM: with coved cornicing, dado rail, BT telephone point, television point. Spindle staircase off to first floor with understairs storage cupboard.

KITCHEN: 4.4m x 2.0m (14'5" x 6'6"); with grey Shaker style wall and base units with complementary dark laminate working surfaces and splashback, one bowl stainless steel sink unit with mixer tap, integrated stainless steel electric fan oven, 4-ring ceramic hob with stainless steel splashback and stainless steel extractor over, plumbing for washing machine, space for fridge freezer, Baxi combination central heating boiler concealed inside kitchen cupboard, recessed spotlighting and half-glazed PVC door to the rear yard.

FIRST FLOOR:

LANDING: With coved cornicing.

BEDROOM ONE: with coved cornicing and dado rail.

BEDROOM TWO: 3.7m x 2.0m (12' x 6'8"); with overstairs storage cupboard.





SHOWER ROOM: With contemporary 3-piece white suite comprising low suite w.c., pedestal washbasin with chrome taps and double walk-in shower with fixed glass panel and fitted Mira Advance electric shower with grey shower panels, chrome heated ladder style towel rail, recessed spotlighting.

OUTSIDE: Enclosed rear yard with decked patio area.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

DEPOSIT: £923.00

AVAILABLE: Immediately. Minimum 12 months tenancy.

RESTRICTIONS: No Pets and no Smokers.

COUNCIL TAX: Band B, £1,786.66 (April 2025)

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**

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15 Montague Street, Clitheroe, BB7 2EB

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