

23 BROWNLOW STREET  
CLITHEROE  
BB7 1EG

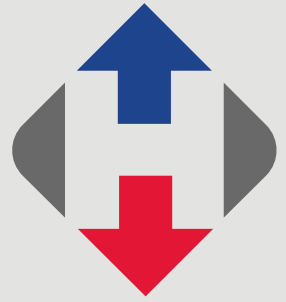
£525 per month



- Stonebuilt mid-terrace
- Open-plan lounge & kitchen
- Gas CH & PVC double glazing
- Enclosed yard to rear
- 2 bedrooms
- Convenient location
- 3-pce bathroom with shower
- Unfurnished

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A well-presented modernised terraced house situated in this convenient location which is within walking distance of Clitheroe town centre, St James Primary School and Holmes Mill.



The house has an open plan layout with the lounge being open to the dining kitchen. The first floor has two bedrooms and a three-piece bathroom with shower over the bath. Externally there is an enclosed yard to the rear. Viewing is recommended.

**LOCATION:** From our office continue down Parson Lane and straight on at the mini-roundabout. Take the first right turning into Castle View and follow the road into Kirkmoor Road, then take the second right turning into Kirkmoor Close.

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

**ENTRANCE VESTIBULE:** Through PVC Rockdoor and then glazed door leading to open plan lounge and dining kitchen.

**LOUNGE:** 4.0m x 3.9 (13'1" x 12'9"); with television point, understairs storage cupboard, meter cupboards, laminate flooring and open to:

**KITCHEN:** 3.6m x 3.0m (11'11" x 9'9"); with fitted range of cream wall and base units with complementary dark laminate work surface and tiled splashback, stainless steel single drainer sink unit with mixer tap, integrated electric fan oven with four-ring electric ceramic hob and **stainless steel** extractor canopy over, plumbing for a washing machine, space for fridge freezer, laminate flooring, staircase off to first floor and half-glazed PVC door to rear yard.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.9m x 2.9m (12'11" x 9'6"); with television point.

**BEDROOM TWO:** 3.0m x 2.9m (9'11" x 9'8"); with overstairs storage cupboard housing combination central heating boiler and built-in shelving.





**BATHROOM:** Housing 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome taps, panelled bath with thermostatic shower over, glass shower screen, part-tiled walls and extractor fan.

**OUTSIDE:** There is an enclosed yard to the rear.

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

**DEPOSIT:** £700.00.

**AVAILABLE:** Immediately.

**RESTRICTIONS:** No Pets. No Smokers. No DSS.

**EPC:** The energy efficiency rating for this property is C.

**COUNCIL TAX:** Band A.

### 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**



23 Brownlow Street, Clitheroe, BB7 1EG

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LANDORDS!**

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We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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