

2a WEST VIEW  
CLITHEROE  
BB7 1DG

£415 per month



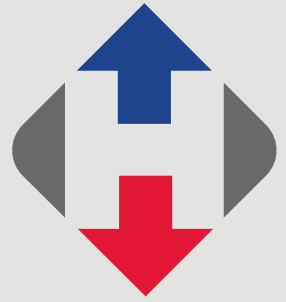
- Stonebuilt duplex apartment
- Contemporary fitted kitchen
- One bedroom
- Convenient for town centre
- Spacious lounge
- Modern 3-piece shower room
- Gas CH & PVC double glazing
- Unfurnished. Available Early September

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**A modern duplex apartment situated in this extremely convenient location within walking distance of Clitheroe town centre, Holmes Mill and the Castle grounds.**

**The ground floor has a spacious lounge and the staircase leads down to a recently-fitted dining kitchen, modern 3-piece shower room and bedroom.**

**The property offers neutral carpets and decoration and has the added benefit of a recently installed central heating system and double glazing.**



**LOCATION:** From our office on Parson Lane proceed down the hill, straight on at the mini roundabout and cross over the railway bridge into Bawdlands. Turn left into Corporation Street, left at the end over the railway crossing and West View is second on the right.

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

**ENTRANCE:** Through PVC front door into:

**LOUNGE:** 4.7m x 4.3 (15'7" x 14'3"); with two windows to front elevation, television point, storage cupboard housing central heating boiler, meter cupboard and doorway leading to staircase down to lower ground floor.

#### **LOWER GROUND FLOOR**

**HALLWAY:**

**BREAKFAST KITCHEN:** 3.3m x 2.8m (10'11" x 9'4"); with a fitted range of dark wood effect base cupboards with laminate work surface and tiled splashback, stainless steel single drainer sink unit with mixer tap, stainless steel electric oven, four-ring stainless steel electric hob and extractor over, plumbing for washing machine, tiled floor and space for table and chairs.

**BEDROOM:** 3.3m x 2.5m (10'9" x 8'2").

**SHOWER ROOM:** Housing modern 3-piece white suite comprising low suite w.c., pedestal wash handbasin with chrome taps, shower enclosure with Hans Grohe thermostatic shower, fully tiled walls and tiled floor.





**OUTSIDE:** There is a stone paved forecourt garden area.

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

**DEPOSIT:** £478.00.

**AVAILABLE:** Early September, 2019.

**RESTRICTIONS:** No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

**COUNCIL TAX:** Band A.

### 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.



# CONFIDENCE GUARANTEE

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales	EU Directive 2002/91/EC		

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CALLING ALL  
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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