

5 CHATBURN ROAD
CLITHEROE
BB7 2AW

£850 per month



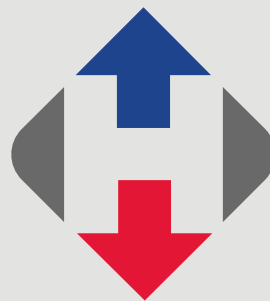
- Spacious stone terrace house
- Open plan lounge & dining room
- Stunning 4-piece bathroom
- Convenient for the town centre
- 3 bedrooms
- Modern kitchen with appliances
- Parking to the rear
- Unfurnished. Min 12-month tenancy.

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An extremely well presented stonebuilt terrace situated in this convenient location which is within walking distance of Clitheroe town centre, the railway station and Pendle Primary School.

This spacious home is in modern condition with an open-plan lounge and dining room, kitchen with a range of appliances, three good-sized bedrooms and a stunning 4-piece bathroom.

Externally there is a stone paved front garden and an open yard to the rear providing private off-road parking. The property has modern central heating and the lounge has a beautiful contemporary wood burning stove.



LOCATION: From our sales office continue along Castle Street and at the library continue straight on into York Street. Continue to the end and at the roundabout carry straight on into Chatburn Road. Number 5 is located in the second row on the left.

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

ENTRANCE:

ENTRANCE VESTIBULE:

LOUNGE: 4.2m x 4.2m (13'8" x 13'10"); feature fireplace housing contemporary wood burning stove set on stone flagged hearth with solid oak mantel. Open to:

DINING ROOM: 4.2m x 4.2m (13'8" x 13'8") inc staircase; feature inset stainless steel 'Living Flame' gas fire, staircase off to first floor with understairs storage cupboard, half-glazed solid oak door leading to:

KITCHEN: 3.6m x 2.1m (11'9" x 7'); modern fitted range of wall and base units with complementary laminate working surfaces and under unit lighting, integrated stainless steel electric fan oven, stainless steel 5-ring gas hob with extractor over, integrated dishwasher, plumbing for washing machine, integrated fridge and space for freezer, wall-mounted central heating boiler, door to rear.

FIRST FLOOR:

SPACIOUS LANDING:

BEDROOM ONE: 4.2m x 3.3m opening to 4.2m (13'8" x 10'10" opening to 13'10"); outlooks across Clitheroe towards Pendle Hill.

BEDROOM TWO: 3.6m x 2.4m (11'10" x 8').

BEDROOM THREE: 3.1m x 2.5m (10' x 8'4").

BATHROOM: Contemporary 4-piece white suite comprising low suite w.c., vanity washbasin set on wooden stand, panelled bath and separate handheld shower head and corner shower enclosure with fitted thermostatic multi-jet shower, tiled floor, recessed spotlighting, extractor fan.





OUTSIDE: The front garden is Indian stone paved for easy maintenance. To the rear is an open yard with stone boundary wall to each side providing access for private parking.

HEATING: Gas fired hot water central heating system.

DEPOSIT: £980.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers.

EPC: The energy efficiency rating for this property is D.

COUNCIL TAX: Band C, £1,951.60 (April 2024).

MINIMUM INITIAL FIXED TERM: 12 months.

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**

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




**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

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