8 DUCK STREET
CLITHEROE
BB7 1LP

£425 per month

HONEYWELL
LETTINGS

- Stone built mid-terrace house
- Spacious lounge
- Rear yard
- Town centre location
- Two bedrooms
- Fitted kitchen
- Three pce bathroom with shower
- Unfurnished. Available immediately.

honeywell-lettings.co.uk

Situated in the town centre, this stone-built mid-terrace house offers decent-sized accommodation at an affordable price.

The property comprises good-sized lounge with open staircase to first floor, fitted kitchen, two bedrooms and a three piece white bathroom suite with electric shower.

Outside, there is a rear yard.

LOCATION: From our sales office on Castlegate proceed down Castle Street, take the second right turning into Wellgate. Duck Street is the first turning on the left hand side, being a one way street, it can be accessed by car by continuing straight on to the junction, turn left onto Waterloo Road and then take the first left onto Duck Street.

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

ENTRANCE VESTIBULE:

LOUNGE: 5.5m x 3.9 (17'11" x 12'8"); open staircase to first floor and decorative stone fireplace.

KITCHEN: 3.9m x 2.5m (12'8" x 8'1"); with a range of fitted wall and base units with complementary working surfaces, built-in electric oven, 4-ring gas hob with extractor over, plumbing for washing machine and door to rear yard.

FIRST FLOOR:

BEDROOM ONE: 4.4m x 3.5m (14'7" x 11'5").

BEDROOM TWO: 2.4m x 2.0m (7'9" x 6'5").

BATHROOM: Housing 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over.

OUTSIDE: To the rear of the property is small yard area.

HEATING: Gas central heating.

DEPOSIT: £550.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

EPC RATING: D.

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

HONEYWELL LETTINGS
CONFIDENCE GUARANTEE

8 Duck Street, Clitheroe, BB7 1LP

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
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