

4 WANSFELL ROAD
CLITHEROE
BB7 2PT

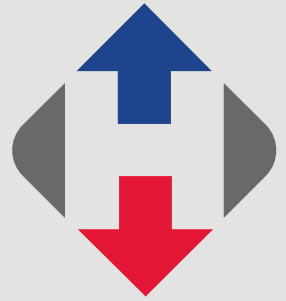
£775 per month



- Semi-detached bungalow
- Lounge & dining room
- Gardens, drive & garage
- Gas CH & PVC DG
- Sun lounge & kitchen
- One double bedroom
- Three-piece bathroom with shower
- Unfurnished. Min 12-month tenancy

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A well-presented semi-detached true bungalow situated in this popular residential area with gardens to front and rear with long driveway and detached garage.



The accommodation comprises a hallway, lounge, fitted kitchen with oven and hob, double bedroom with a range of wardrobes, a three-piece bathroom with shower over bath and sun lounge room to the rear.

The property benefits from gas central heating and PVC double glazing. Viewing is recommended.

LOCATION: From our office on Parson Lane continue down the hill and carry straight on at the mini roundabout over the railway bridge into Bawdlands. Turn second left into Henthorn Road and proceed straight on for a quarter of a mile. Turn right into Garnett Road, left into Fairfield Drive and second right into Wansfell Road.

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

ENTRANCE PORCH:

HALLWAY:

LOUNGE: 5.2m x 3.2m (17' x 10'5"); with feature fireplace housing 'Living Flame' coal effect gas fire, archway leading to:

DINING ROOM: 3.2m x 2.7m (10'4" x 8'11").

KITCHEN: 2.9m x 2.9m (9'8" x 9'7"); with a fitted range of white gloss wall and base units with complementary laminate wood effect working surfaces and tiled splashback, integrated double oven, 4-ring ceramic hob with extractor over.

REAR PORCHWAY: With plumbing for washing machine, PVC door to side driveway and door to:

SUN LOUNGE: 4.5m x 1.9m (14'8" x 6'4"); with outlooks across the rear garden.

BEDROOM ONE: 4.1m x 2.9m (13'5" x 9'7"); with a range of built-in wardrobes, drawers, cupboards and bedside cabinets.

BATHROOM: Housing 3-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with Mira thermostatic shower over, fully tiled walls, tiled flooring.





OUTSIDE: Front lawned garden area, side driveway providing parking for 3-4 cars leading to single detached GARAGE with up-and-over door. Rear garden with paved pathway and patio, lawn with planting borders.

HEATING: Gas central heating.

DEPOSIT: £894.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets and no Smokers.

COUNCIL TAX: Band C £1,863.32 (April 2023).

EPC RATING: The EPC rating for this property is D.

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.





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