

152 PIMLICO ROAD
CLITHEROE
BB7 4PT

£995 per month

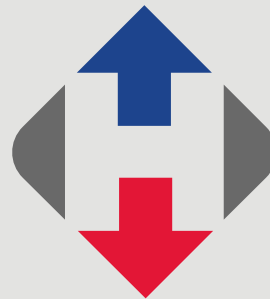


- Extended semi-detached house
- Fantastic open plan dining kitchen
- 4-piece bathroom, cloakroom
- Large gardens, single garage
- Good-sized lounge with feature fireplace
- 4 bedrooms, en-suite
- Useful attic room
- Unfurnished. Minimum 12 month tenancy.

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An excellent family-sized semi-detached property situated in an established location, close to the local schools and amenities.

The house has been extended and offers spacious accommodation comprising a cloakroom, large lounge, exceptional dining kitchen, four bedrooms, with en-suite to the master and four-piece house bathroom. There is a useful attic room and store room on the second floor.



Outside there are sizeable garden areas, ample parking and a single garage.

LOCATION: Proceed down Castle Street and straight on into York Street. Follow the road to the roundabout and turn left into Well Terrace. At the next roundabout turn right into Pimlico Road and continue over the railway bridge. 152 is situated on the right hand side.

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

ENTRANCE HALL: Staircase to the first floor.

CLOAKROOM: 2-piece white suite comprising low suite w.c. and washbasin.

LOUNGE: 7.8m x 4.2m (25' x 13'8"); stone fireplace, French door to the rear garden.

DINING KITCHEN: 10.4m x 6.1m narrowing to 2.2m (34'1" x 20' narrowing to 7'2"); range of fitted wall and base units with complementary granite working surfaces, oil fired Aga and 4-ring ceramic hob, integrated fridge, integrated dishwasher, French doors to the rear, personal door to garage.

SIDE LEAN-TO: Door access to the rear garden.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 7.4m x 3.5m (24'2" x 11'4"); wooden flooring, beamed ceiling.

EN-SUITE: 3-piece shower room comprising low suite w.c., washbasin and shower enclosure housing twin head thermostatically controlled shower.

BEDROOM TWO: 3.5m x 3.6m (11'4" x 11'8").

BEDROOM THREE: 3.8m x 3m (12'5" x 9'9").

BEDROOM FOUR: 2.9m x 2.5m (9'5" x 8'2"); staircase to second floor.

BATHROOM: 4-piece suite comprising low suite w.c., pedestal washbasin, panelled bath with shower tap fitment and shower enclosure housing electric shower.





SECOND FLOOR:

ATTIC ROOM: 3.8m x 2.8m (12'4" x 9'1"); built-in storage cupboard, limited standing room.

STORE ROOM: 1.9m x 1.6m (6'2" x 5'2"); limited headroom.

OUTSIDE: Good-sized rear garden with paved patio and steps leading to lawned area, front garden with ample parking, driveway and single car garage with plumbing for washing machine.

HEATING: Oil central heating.

DEPOSIT: £1,148.00.

AVAILABLE: Immediately.

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 D.

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

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



152 Pimlico Road, Clitheroe, BB7 4PT

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LANDORDS!**

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