

39 EDISFORD ROAD  
CLITHEROE  
BB7 2LN

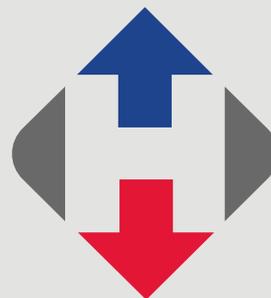
£750 per month



- Spacious semi-detached house
- Modern fitted kitchen
- Gardens, driveway, garage
- Sought-after residential location
- Sitting room, dining room
- Three bedrooms
- Contemporary bathroom with shower
- Unfurnished. Available immediately.

[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)

**Sitting on a large corner plot, offering excellent access for the local amenities, this semi-detached house has undergone a full refurbishment with new kitchen, bathroom, carpets and decoration.**



**The accommodation is light, airy and spacious and comprises entrance hall, sitting room, dining room, modern fitted kitchen, three bedrooms and a contemporary bathroom with shower.**

**The extensive outside space boasts a detached garage, ample driveway, front and rear gardens and covered store.**

**LOCATION:** From our Lettings Office, turn right and proceed down Parson Lane and follow the road over the mini roundabout, crossing the railway bridge into Bawdlands. Proceed straight on into Edisford Road and number 39 is situated on the left hand side.

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

**ENTRANCE PORCH:**

**ENTRANCE HALL:** With staircase to first floor.

**SITTING ROOM:** 3.9x 3.8m (12'8" x 12'7"); with coal effect gas fire.

**DINING ROOM:** 5.7m x 3.4m (18'10" x 11'3"); with feature decorative fireplace.

**KITCHEN:** 4.1m x 2.2m (13'7" x 7'4"); with range of contemporary fitted wall and base units with complementary laminate working surfaces, built-in double electric oven, 4-ring gas hob with extractor over, plumbing for washing machine, understairs storage cupboard housing central heating boiler.

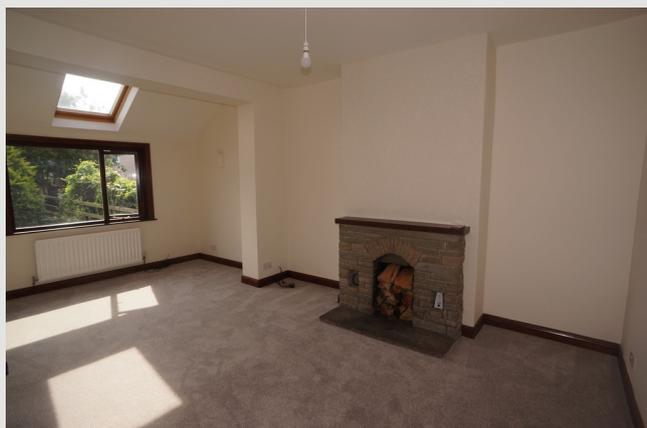
**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.6m x 2.8m (11'11" x 9'4"); range of built-in wardrobes and over-head cupboards.

**BEDROOM TWO:** 3.4m x 3.3m (11' x 10'11"); decorative fireplace.

**BEDROOM THREE:** 2.4m x 2.2m (7'9" x 7'4").





**BATHROOM:** With 3-piece modern suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over and built-in storage cupboard.

**OUTSIDE:** Detached garage with power and light, large driveway providing ample parking, good-sized garden areas to the front and rear and covered storage area.

**DEPOSIT:** £890.00

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

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band 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.





39 Edisford Road, Clitheroe, BB7 2LN

**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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