

24B CORPORATION STREET  
CLITHEROE  
BB7 1DW

£485 per month

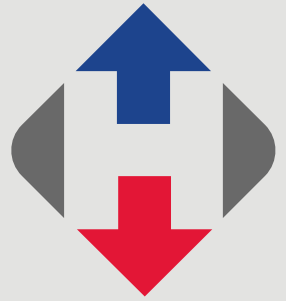


- Conveniently located first floor flat
- Open-plan living accommodation
- Well-presented throughout
- Within easy walking distance of town
- Double bedroom, shower room
- Lounge, fitted kitchen
- Gas central heating, double glazing
- Unfurnished. Min 12-month tenancy.

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

**Conveniently located within easy walking distance of the town centre, castle grounds and local amenities, this first floor is presented to good standards.**

**The property offers easy-to-maintain accommodation ideal for a single person or couple comprising lounge open to bright, fitted kitchen, double bedroom and a three-piece shower room.**



**LOCATION:** From our office continue down Parson Lane and continue straight on at the mini roundabout over the railway bridge into Bawdlands and turn first left into Corporation Street.

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

**ENTRANCE HALL:** Staircase to accommodation.

**OPEN PLAN LOUNGE & KITCHEN:** 4.0m x 4.9m (13'2" x 16'8"); with range of bright modern fitted wall and base units with complementary working surfaces, built-in electric oven with four-ring gas hob and extractor over, plumbed for washing machine.

**DOUBLE BEDROOM:** 1.6m x 3.9m (5'9" x 12'9").

**SHOWER ROOM:** Housing 3-piece suite comprising low suite w.c., pedestal wash handbasin and walk-in shower cubicle.

**OUTSIDE:** Shared enclosed yard with bin storage.





**DEPOSIT:** £559.00.

**RESTRICTIONS:** No Pets. No Smokers.

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band A.

#### **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



24b Coporation Street, Clitheroe, BB7 1DW

**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

28-30 Parson Lane, Clitheroe, BB7 2JP  
T: 01200 444477 E: [lettings@honeywell.co.uk](mailto:lettings@honeywell.co.uk)

 [HoneywellEstateAgents](#)

 [HoneywellAgents](#)

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

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.