

12 BLEASDALE AVENUE
CLITHEROE
BB7 2PR

£775 per month



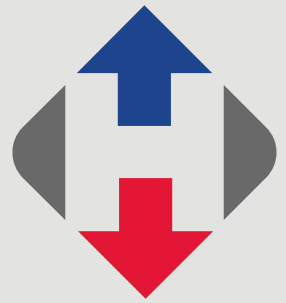
- Semi-detached dormer bungalow
- Lounge with fireplace
- Good-sized gardens to front & rear
- Presented to excellent standards
- Kitchen open to dining room
- 2 bedrooms, 3-pce shower room
- Driveway providing parking, garage
- Unfurnished. Available immediately.

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An excellent semi-detached dormer bungalow offering well-presented accommodation.

This spacious house provides lounge, modern kitchen open to dining room, one bedroom and shower room on the ground floor with a second bedroom on the first floor.

Externally there is a drive providing parking, garage and good-sized gardens. Bleasdale Avenue is situated in a popular residential area which is within walking distance of Edisford Primary School, Roefield Leisure Centre, swimming pool, St Pauls Church and local Spar shop.



LOCATION: From our lettings office continue down Parson Lane and straight on at the mini roundabout crossing the railway bridge into Bawdlands which becomes Edisford Road. Turn left opposite St Paul's Parish Church into Lancaster Drive, then first right into Fairfield Drive and first left into Bleasdale Avenue.

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

ENTRANCE HALL.

BEDROOM THREE: 3.1m x 2.7m (10'2" x 8'10").

LOUNGE: 5.8m x 3.3m (19'0" x 10'9"); with log-effect fire, open staircase to first floor.

SHOWER ROOM: Housing three-piece suite comprising low suite w.c., pedestal washbasin and large shower cubicle with thermostatic shower.

BEDROOM ONE: 4.1m x 2.5m (13'9" x 8'2"); wall-to-wall fitted mirrored wardrobes.

KITCHEN: 2.9m x 3.2m (9'6" x 10'6"); range of fitted wall and base units with complementary laminate working surfaces, integrated electric oven, five-ring gas hob and extractor over, integrated dishwasher, plumbing for washing machine, open to:

DINING ROOM: 3.5m x 3.1m (11'5" x 10'2"); French doors to rear garden.

FIRST FLOOR:

LANDING.

BEDROOM TWO: 3.3m x 2.6m (10'9" x 8'6"); with vanity washbasin and built-in cupboards.





OUTSIDE: Good-sized low maintenance rear garden with paved patio and raised borders, lawned front garden, driveway and single garage.

DEPOSIT: £894.00.

RESTRICTIONS: No Pets and No Smokers

AVAILABLE: Immediately.

COUNCIL TAX: Band C.

EPC: The energy efficiency 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.





12 Bleasdale Avenue, Clitheroe, BB7 2PR

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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