

21 ROMAN WAY
CLITHEROE
BB7 1JF

£775 per month



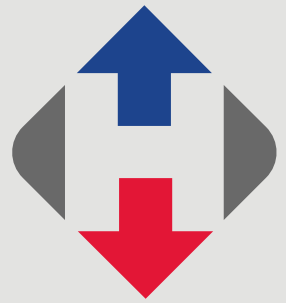
- Modern semi-detached house
- Fitted kitchen, 2-pce cloakroom
- House bathroom with 3-pce suite
- Gardens, driveway, garage
- Lounge open to dining room
- 3 bedrooms, 1 en-suite
- Presented to excellent standards
- Unfurnished. Available Immediately.

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A modern semi-detached house situated on a quiet cul-de-sac within walking distance of the town centre.

The ground floor accommodation comprises two-piece cloakroom, lounge open to dining room and fitted kitchen. On the first floor there are three bedrooms with en-suite shower room to the master and a contemporary house bathroom.

Outside there are low maintenance garden areas, driveway and single garage. Viewing is recommended.



LOCATION: From Clitheroe town centre turn right into Wellgate and continue to the 'Stop' sign. Turn right and immediate left into Shawbridge Street, then continue into Pendle Road. At the mini-roundabout turn left into Highmoor Park and proceed to the T-junction. Turn right and then second left into Roman Way.

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

ENTRANCE HALL:

CLOAKROOM: Housing 2-piece white suite comprising w.c and pedestal wash basin.

LOUNGE: 4.5m x 4.1m (14'9" x 13'5"); with cast iron wood-burning stove and understairs storage. Open to:

DINING ROOM: 3.0m x 2.4m (9'10" x 7'10"); sliding patio doors to rear garden.

KITCHEN: 2.8m x 2.4m (9'2" x 7'10"); with a range of fitted wall and base units with complementary laminate working surfaces, double electric oven with 4-ring ceramic hob with extractor fan over, plumbing for dishwasher, plumbing for washing machine, door to rear.

FIRST FLOOR:

LANDING: Built-in cupboard housing central heating boiler.

BEDROOM ONE: 3.0m x 2.9m (9'10" x 9'6"); with fitted hanging rails and storage.

EN-SUITE: Housing three-piece white suite comprising vanity washbasin with cupboards under, low suite w.c and walk-in shower enclosure housing direct feed shower.

BEDROOM TWO: 2.8m x 2.7m (9'2" x 8'10").

BEDROOM THREE: 2.0m x 1.9m (6'7" x 6'3"); built-in wardrobe.

BATHROOM: Housing three-piece white suite comprising low suite w.c, pedestal wash basin and panelled bath.





OUTSIDE: Rear garden with paved patio and lawn, single car garage and driveway providing parking.

DEPOSIT: £894.00

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 C.

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.

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.





21 Roman Way, Clitheroe, BB7 1JF

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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