

15 CAUSEWAY CROFT
CLITHEROE
BB7 2BP

£565per month



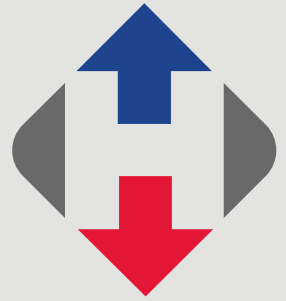
- Modern mews style house
- Fitted kitchen
- 2 bedrooms
- Sought-after, convenient location
- Spacious lounge, conservatory
- 3-piece bathroom with shower
- Driveway, rear garden
- Unfurnished. Available immediately.

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A modern mews style property, situated on a quiet cul-de-sac offering excellent convenience for the town centre and the abundance of local amenities.

The ground floor accommodation comprises entrance hall, fitted kitchen, large lounge and conservatory. On the first floor there are two bedrooms and a three-piece bathroom with shower.

Outside, there is private parking to the front and an enclosed paved rear garden.



LOCATION: From Clitheroe town centre proceed along Castle Street and carry straight on at the library into York Street. At the roundabout turn left, then right into Pimlico Road. Turn first right into Causeway Croft and the house is located in the far left hand corner.

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

ENTRANCE HALL: Staircase to first floor, small under stairs storage cupboard.

KITCHEN: 2.5m x 1.7m (8'1" x 5'8"); with a range of fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring induction hob with extractor canopy over, plumbing for washing machine.

LOUNGE: 3.8m x 3.6m (12'7" x 11'8"); wooden flooring, French door to:

CONSERVATORY: 2.9m x 2.4m (9'8" x 7'9"); patio door to rear garden.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.1m x 2.6m opening to 3.6m (10'1" x 8'5" opening to 11'8"); with range of built-in storage.

BEDROOM TWO: 2.6m x 1.6m (8'8" x 5'2").

BATHROOM: With 3-piece suite comprising pedestal washbasin, low suite w.c. and panelled bath with shower over.

OUTSIDE: Enclosed low maintenance garden to the rear of the property and private parking to the front.





DEPOSIT: £651.00

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 B.

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.





15 Causeway Croft, Clitheroe, BB7 2BP

CALLING ALL
LANDORDS!

LET us LET your property to the right tenant

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