

13 KING LANE  
CLITHEROE  
BB7 1AA

£600 per month



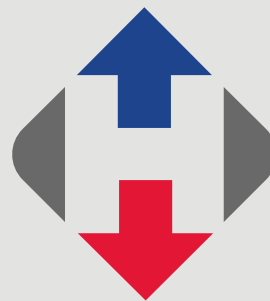
- Spacious end-terrace house
- Three bedrooms
- Four-piece bathroom
- Convenient, central location
- Two reception rooms
- Fitted kitchen with appliances
- Enclosed rear garden area
- Unfurnished. Available immediately.

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

A deceptively spacious end-terrace house, situated in the heart of Clitheroe town centre offering excellent convenience for the abundance of local amenities.

The ground floor accommodation comprises entrance hall, sitting room, living room and fitted kitchen. On the first floor, there are 3 bedrooms and a four-piece bathroom suite.

Outside, there is a private enclosed rear garden area.



**LOCATION:** Proceed on foot along Castle Street and turn right into King Lane. The house is located on the left hand side.

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

**ENTRANCE VESTIBULE:**

**ENTRANCE HALL:** Staircase to first floor.

**LOUNGE:** 3.6 x 2.9m (11'11" x 9'8").

**DINING ROOM:** 4.3 x 3.6m (14'3" x 11'11"); with feature full-length glazed windows and under stairs storage.

**KITCHEN:** 4.2m x 1.9m (13'11" x 6'4"); range of modern fitted wall and base units, integrated electric oven, 4-ring gas hob with extractor hood over, washing machine, fridge freezer and door to rear.

**FIRST FLOOR:**

**LANDING.**

**BEDROOM ONE:** 3.6m x 2.9m (11'11" x 9'8").

**BEDROOM TWO:** 3.1m x 3.6m (10'3" x 11'11").

**BEDROOM THREE:** 3.5m x 2.1m (11'7" x 7'0").





**BATHROOM:** With 4-piece suite comprising low suite w.c., panelled bath, vanity washbasin and walk-in shower enclosure housing thermostatic shower.

**OUTSIDE:** Enclosed paved rear garden area with planting area.

**DEPOSIT:** £692.00

**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 E.

**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.







13 King Lane, Clitheroe, BB7 1AA

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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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