

11 WOONE LANE  
CLITHEROE  
BB7 1BG

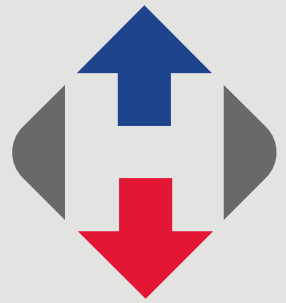
£625 per month



- Spacious stone-built terrace house
- Lounge, dining room & fitted kitchen
- Situated close to the town centre
- Utility room and excellent cellar
- Two double bedrooms
- Off-road parking to the rear
- 3-piece bathroom with shower
- Furnished or unfurnished as required.

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Situated a short walk from Clitheroe town centre, this stone-built terraced house offers bright spacious living accommodation throughout with two large reception rooms and a modern fitted kitchen.



On the first floor there are two good double bedrooms and a modern three-piece bathroom with shower.

To the rear of the property is a gated enclosed yard area which can provide off-road parking and an excellent cellar.

**LOCATION:** From Clitheroe Castlegate continue along Castle Street and turn right at the library into Wellgate, then right again into Lowergate. Keep left at the roundabout at the Emporium and take the second exit at the next roundabout into Whalley Road. Turn first right into Greenacre Street, then first left into Woone Lane and the house can be found on the right.

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

**ENTRANCE VESTIBULE:** with composite external door and single-glazed internal door to:

**HALLWAY:** with staircase to first floor landing and ceiling arch.

**DINING ROOM:** 3.8m x 3.4m (12'6" x 11'); with attractive, decorative fireplace.

**LOUNGE:** 4.6m x 3.4m (15'2" x 11'3").

**FITTED KITCHEN:** 4.2m x 2.4m (13'10" x 7'10"); range of modern fitted wall and base units with complementary working surfaces, single drainer stainless steel sink unit, electric cooker and hob, under stairs storage cupboard and external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:** With staircase to the second floor.

**BEDROOM ONE:** 4.4m x 3.8m (14'5" x 12'7").

**BEDROOM TWO:** 4.6m x 2.8m (15' x 9'4").

**BATHROOM:** With 3-piece white suite comprising pedestal washbasin, low level w.c., panelled bath with plumbed shower over and vanity screen, heated stainless steel towel rail, part-tiled walls.

**ATTIC ROOM:** 4.4m x 3.1m (14'5" x 10'1"); with two double glazed Velux windows. **Please note: this room will only be available if the house is taken on a furnished basis.**





**OUTSIDE:** To the rear of the property is a good-sized enclosed rear yard with double gate allowing off-road parking for one car. Excellent cellar storage and workshop area.

**DEPOSIT:** £721.00

**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.

### 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

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