

12 FORT STREET
CLITHEROE
BB7 1BY

£650 per month

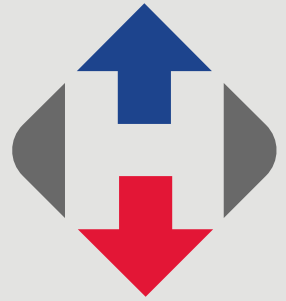


- Well-presented spacious end-terrace
- Lounge and dining room
- White bathroom suite with shower
- Popular convenient location
- 3 bedrooms inc. attic room
- Modern fitted kitchen
- Enclosed rear yard
- Unfurnished. Available immediately.

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Situated in a convenient location, only a short distance from the town centre, this spacious end-terrace house offers well-presented accommodation throughout.

The property comprises lounge, dining room, attractive fitted kitchen, three good-sized bedrooms including attic room and three-piece bathroom with shower.



Outside, there is an enclosed rear yard.

LOCATION: From our Lettings Office, travel down Parson Lane, straight over the roundabout and across the railway bridge into Bawdlands. Turn left into Corporation Street and then left again at the T-junction into Eshton Terrace. Follow the road down to the end and then turn right into Woone Lane. Continue straight on and take the fourth right turning into Fort Street.

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

ENTRANCE VESTIBULE.

LOUNGE: 3.7m x 4.1m (12'2" x 13'5"); with 'Living Flame' gas fire in feature surround, television point.

DINING ROOM: 4.1m x 4.4m (13'5" x 14'5"); with cast iron stove with stone hearth and mantle, understairs storage cupboard.

KITCHEN: 2.9m x 2.1m (9'6" x 6'11"); range of fitted wall and base units with complementary working surfaces, integrated electric oven, four-ring gas hob with extractor over, door to rear.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 4.1m x 3.7m (13'5" x 12'2"); decorative fireplace.

BEDROOM TWO: 3.0m x 2.5m (9'10" x 8'2").

BATHROOM: With 3-piece suite comprising vanity washbasin with cupboards under, low suite w.c. and panelled bath with direct feed shower over,.

SECOND FLOOR:

BEDROOM THREE: 3.9m x 4.5m (12'9" x 14'9"); eaves storage and Velux roof window.





OUTSIDE: Enclosed rear yard.

DEPOSIT: £750.00.

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 D.

COUNCIL TAX: Band A.

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.





2 Fort Street, Clitheroe, BB7 1BY

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

2-4 Parson Lane, Clitheroe, BB7 2JN
T: 01200 444477 E: lettings@honeywell.co.uk

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