### 68 SALTHILL ROAD CLITHEROE BB7 1PE

## £650 per month





- Superb, spacious terrace house
- 2 receptions, contemporary bathroom
- Garden forecourt, rear yard
- Flexible family living accommodation
- 2/3 good bedrooms
- Large modern dining kitchen
- Convenient, popular location
- Unfurnished. Available Mid April, '20.

Conveniently situated close to Clitheroe town centre, this superb garden-fronted mid-terrace house offers deceptively spacious, flexible family living accommodation.

The property is well-presented throughout and briefly comprises sitting room/third bedroom, living room, large modern fitted dining kitchen, laundry room/boot room, two good-sized bedrooms and contemporary bathroom suite with shower.



#### Outside, there is a garden forecourt and enclosed rear yard.

**LOCATION:** From our sales office proceed down Castle Street and into York Street. At the roundabout take the third exit, then turn first left into Salthill Road.

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

**ENTRANCE VESTIBULE.** 

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

**SITTING ROOM/BEDROOM THREE:** 4.0m x 32 (13'1" x 10'6").

**LIVING ROOM**: 5.2m x 4.4m (17'1" x 14'5"); with modern fire set in attractive surround, understairs storage cupboard.

**LARGE DINING KITCHEN:** 4.8m x 3.9m (15'9" x 12'9"); range of modern fitted wall and base units with granite working surfaces, integrated electric oven, four-ring ceramic hob and extractor over, plumbing for dishwasher, French doors to rear garden.

**LAUNDRY ROOM/BOOT ROOM:** Plumbing for washing machine, door to rear.

FIRST FLOOR:

LANDING.

**BEDROOM ONE:** 4.8m x 3.2m (15'9" x 10'6"); built-in cupboard.

**BEDROOM TWO:** 4.4m x 3.0m (14'5" x 9'11").

**BATHROOM:** With three-piece suite comprising pedestal washbasin, low suite w.c. and panelled bath with thermostatic shower over, built-in cupboard housing central heating boiler.









**OUTSIDE:** Garden forecourt, pleasant 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: Mid April, 2020.

**EPC:** The energy efficiency rating for this property is D.

**COUNCIL TAX:** Band C.

#### **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.

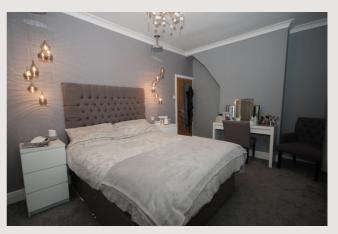
Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

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.

















68 Salthill Road, Clitheroe, BB7 1PE

# CALLING ALL LANDORDS!

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