

3 MEADOWLANDS
CLITHEROE
BB7 2ND

£1,250 per month

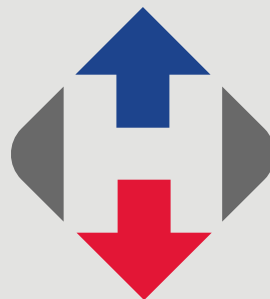


- Modern detached house
- Lounge, dining room, conservatory
- Useful office converted from garage
- Gardens to front & rear, driveway
- 4 bedrooms – en-suite to master
- Fitted kitchen, utility room
- Quiet cul-de-sac location
- Unfurnished. Available immediately.

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We are delighted to offer this excellent, modern detached house which is situated in a quiet cul-de-sac and within easy reach of Clitheroe's many amenities.

The ground floor accommodation comprises lounge, dining room, fitted kitchen, conservatory, utility room and cloakroom. The garage has also been converted to offer a useful office/snug. On the first floor, there are four bedrooms with an en-suite to the master and a four-piece family bathroom.



Outside the property enjoys driveway providing parking and garden areas to the front and rear.

LOCATION: From our office proceed down Parson Lane and continue straight on at the mini roundabout, over the railway bridge into Bawdlands. Continue into Edisford Road and turn right into St Paul's Street, just after the Spar. Follow the road to the end, bear right into Chapel Close and take the first right turning into Meadowlands.

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

ENTRANCE HALL: Staircase to first floor, personal door to converted garage.

LOUNGE: 4.3m x 3.2m (14'1" x 10'6"); with wall-mounted modern log-effect fire. Double doors to:

DINING ROOM: 2.6m x 2.6m (8'6" x 8'6"); French doors to:

CONSERVATORY: 3.7m x 2.4m (12'2" x 7'10").

KITCHEN: 4.0m x 3.4m (13'11" x 11'0"); range of fitted wall and base units with complementary working surfaces, built-in double electric oven, four ring gas hob and extractor.

UTILITY ROOM: Plumbing for washing machine, wall-mounted central heating boiler, door to rear.

CLOAKROOM: Housing two-piece white suite comprising low suite w.c. and vanity washbasin with cupboards under.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 3.8m x 3.3m (12'6" x 10'10"); with built-in wardrobe.

EN-SUITE: With three-piece suite comprising pedestal washbasin, low suite w.c. and shower enclosure housing electric shower.

BEDROOM TWO: 3.5m x 2.5m (11'6" x 8'2")

BEDROOM THREE: 3.0m x 2.5m (10'2" x 10'6").

BEDROOM FOUR: 2.4m x 2.1m (7'10" x 6'10").

BATHROOM: With four-piece suite comprising pedestal washbasin, low suite w.c., bidet and panelled bath.





OFFICE/SNUG: 5.2m x 2.3m (17'1" x 7'6"); useful room converted from the former garage.

OUTSIDE: Rear garden with timber shed, paved patio and planting borders. To the front is a garden area and driveway providing parking. Side garden area with timber storage shed.

DEPOSIT: £1,442.00.

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 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.





3 Meadowlands, Clitheroe, BB7 2ND

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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