

13 WILSON STREET
CLITHEROE
BB7 1BH

£750 per month



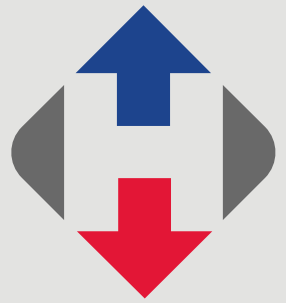
- Deceptively spacious mid terrace
- Contemporary fitted kitchen
- Enclosed rear garden
- 6-month lease
- 2 reception rooms with feature fires
- 2 generous bedrooms
- Modern 3-piece bathroom with shower
- Fully furnished. Available 16 April 2024.

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This delightful terrace home is situated only a stone's throw from Holmes Mill, the Castle grounds and the abundance of amenities which Clitheroe has to offer.

The spacious accommodation has been well-maintained throughout and briefly comprises lounge, living room, modern fitted kitchen with appliances, two double bedrooms and a contemporary bathroom with shower.

Outside, there is a lovely enclosed rear garden with planting borders.



LOCATION: From our office proceed down Parson Lane and continue straight on at the mini roundabout, over the railway bridge into Bawdlands and turn first left into Corporation Street. Turn left and carry straight on over the level crossing in Eshton Terrace. Wilson Street is the third turning on the right, just after the hairdressers.

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

ENTRANCE VESTIBULE:

LOUNGE: 5.1m x 4.0m (16'10" x 13'1"); with 'Living Flame' gas fire with cast iron and tiled inset.

LIVING ROOM: 5.1m inc. staircase x 4.2m (16'10" inc. staircase x 13'11"); with spindle staircase off to the first floor, feature open fire with tiled and cast iron interior and attractive wooden surround.

KITCHEN: 3.6m x 2.5m (11'9" x 8'2"); with range of fitted wall and base units with complementary dark laminate working surface, integrated stainless steel electric fan oven with 4-ring induction hob and stainless steel and curved glass extractor canopy over, integrated washing machine, integrated tumble dryer, space for fridge freezer, tiled floor and door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 5.2m x 4.0m (16'11" x 13'2"); with 2 windows to the front elevation and decorative feature cast iron fireplace.

BEDROOM TWO: 3.4m x 2.5m (11'2" x 8'4"); with decorative feature cast iron fireplace.

BATHROOM: With modern 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome tap and panelled bath with chrome tap and thermostatic shower over.





OUTSIDE: To the rear there is an enclosed paved yard and gated access to the rear.

HEATING: Gas fired hot water central heating system.

DEPOSIT: £865.00.

RESTRICTIONS: No Pets. No Smokers.

AVAILABLE: 16 April 2024. 6-month lease

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.





CONFIDENCE GUARANTEE

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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

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