

28 WELL TERRACE
CLITHEROE
BB7 2AD

£600 per month

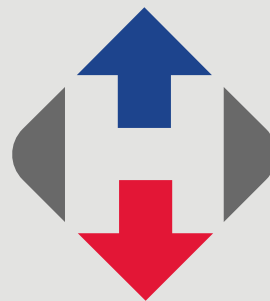


- Deceptively spacious mid-terrace
- Lounge, living room with wood-burner
- Modern kitchen with appliances
- Convenient, central location
- Two double bedrooms
- Three-piece bathroom with shower
- Enclosed rear yard with store
- Unfurnished. Minimum 12-month tenancy

honeywell-lettings.co.uk

A good-sized mid-terrace house situated in a central position, close to the town centre and the abundance of local amenities.

This property comprises lounge with decorative fireplace, living room with wood-burning stove, attractive fitted kitchen with appliances, two double bedrooms and three-piece bathroom.



Outside, there is an enclosed rear with store.

LOCATION: From our Lettings office turn left down Parson Lane and then turn right at the mini roundabout. Continue to the next mini-roundabout and carry straight on. Follow the road round to the right, carry straight on at the mini-roundabout into Well Terrace and the house is situated on the left hand side.

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

ENTRANCE VESTIBULE.

LOUNGE: 3.9m x 4m (12'7" x 13'1"); with feature decorative fireplace.

LIVING ROOM: 3.9m x 3.9m (12'7" x 12'7"); with cast iron wood-burning stove, under-stairs storage cupboard.

KITCHEN: 3.9m x 2.6m (12'7" x 8'5"); with attractive range of fitted wall and base units and complementary laminate working surfaces, integrated electric oven, 4-ring ceramic hob with extractor fan, washing machine, fridge freezer, door to rear yard.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 3.9m x 4m (12'7" x 13'1").

BEDROOM TWO: 3.9m x 2.1m (12'7" x 6'8"); built-in cupboard.

BATHROOM: Housing three-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with shower over.

OUTSIDE: Enclosed rear yard with store.





DEPOSIT: £692.00.

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 B.

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.





28 Well Terrace, Clitheroe, BB7 2AD

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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