

12 MALKIN STREET
CLITHEROE
BB7 2RW

£995 per month



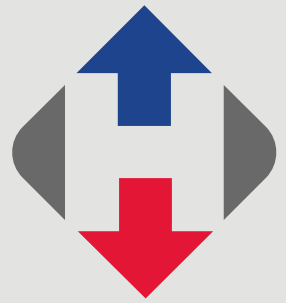
- Brand new detached house
- Spacious lounge, cloakroom
- 3-piece house bathroom with shower
- Highly desirable location
- 3 bedrooms all with fitted wardrobes
- Kitchen diner with fitted appliances
- Gardens, garage, driveway
- Unfurnished. Available immediately.

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A rare opportunity to rent a brand new detached home situated on the highly desirable Waddow Heights development, offering excellent convenience for the town centre and abundance of local amenities.

The accommodation briefly comprises entrance hall, cloakroom, lounge, dining kitchen with built-in appliances, three bedrooms, all with fitted wardrobes and en-suite to the master, along with a three-piece house bathroom.

Externally, the house enjoys gardens areas to the front, side and rear, a driveway and single car garage.



LOCATION: The Waddow Heights development is situated just off Waddington Road on the left hand side. Malkin Street is the first turning on the right, with number 12 being the first property.

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

ENTRANCE HALL: Staircase to first floor, understairs storage.

CLOAKROOM: Housing two-piece suite comprising low suite w.c. and pedestal washbasin.

LOUNGE: 4.7m x 3.2m (15'4" x 10'4").

DINING KITCHEN: 4.7m x 2.8m (15'4" x 9'11"); with range of contemporary fitted wall and base units with complementary working surfaces, integrated electric oven, four-ring gas hob with extractor over, integrated fridge and freezer, integrated washing machine and integrated dishwasher, French doors to rear garden.

FIRST FLOOR:

LANDING: Built-in cupboard.

BEDROOM ONE: 3.3m x 3.2m (10'8" x 10'4"); built-in mirrored wardrobes.

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

BEDROOM TWO: 3m x 2.6m (9'8" x 8'5"); built-in wardrobe.





BEDROOM THREE: 2.7m x 1.9m (8'8" x 6'2"); built-in wardrobe.

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

OUTSIDE: Garden areas to the front, side and rear. Driveway and single car garage.

DEPOSIT: £1,148.00.

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 B.

COUNCIL TAX: To be confirmed by RVBC.

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. We cannot accept payment by credit card, cheque or cash.





CONFIDENCE GUARANTEE

FREE Property Appraisal
Full Reference Checks
Total Transparency
40+ Year's Experience
End Of Tenancy Management



12 Malkin Street, Clitheroe, BB7 2RW

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LANDORDS!

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