

5 KIRKMOOR ROAD  
CLITHEROE  
BB7 2DU

£695 per month

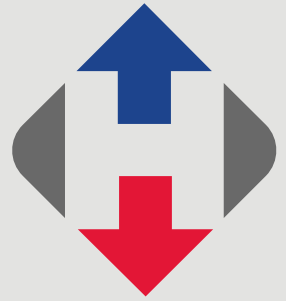


- Lovely mid terrace house
- Lounge with feature fireplace
- Contemporary bathroom with shower
- Excellent location
- Two generous bedrooms
- Living room with French doors to garden
- Modern kitchen with appliances
- Unfurnished. Min 12-month tenancy

[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)

**We are delighted to offer this lovely mid-terrace house, which is situated in a favoured position, close to the train station and town centre, yet only a short walk from delightful open countryside.**

**The accommodation is presented to high standards and boasts a lounge with gas stove, living room, fitted kitchen with appliances, two good-sized bedrooms and a three-piece bathroom with shower.**



**Outside there is a paved rear garden area with planting borders.**

**LOCATION:** From our Lettings office proceed down Parson Lane and proceed straight on at the mini roundabout, over the railway bridge and then immediately turn right into Castle View. Continue into Kirkmoor Road and the house is situated on the left hand side.

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

**LOUNGE:** 4m x 3.3m (13' x 10'8"); coal effect cast iron gas stove, understairs storage cupboard.

**LIVING ROOM:** 4.1m x 3.7m (13' x 12'1"); French doors to rear yard, open arch to:

**KITCHEN:** 2.4m x 2m (7'9" x 6'8"); with range of contemporary fitted wall and base units with complementary laminate working surfaces, integrated double electric oven with four-ring gas hob with extractor fan over, integrated fridge freezer and integrated washing machine.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4m x 3.3m (13' x 10'8"); with lovely views towards Pendle Hill and St Mary's Church.

**BEDROOM TWO:** 3.8m x 2.3m (12'11" x 7'4"); with built-in wardrobe.

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

**OUTSIDE:** Enclosed rear garden area with planting borders.





**DEPOSIT:** £801.00

**RESTRICTIONS:** No Pets and no Smokers.

**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.





## CONFIDENCE GUARANTEE

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



5 Kirkmoor Rd, Clitheroe, BB7 2DU

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