

11 ST MARY'S ST  
CLITHEROE

BB7 2HH

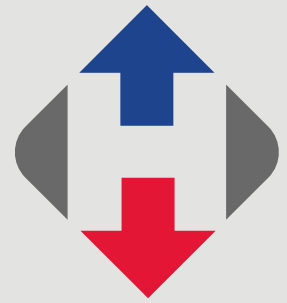
£775 per month



- A stonebuilt garden-fronted terrace
- Spacious lounge & dining room
- Gas CH & PVC DG
- Town centre location
- 3 bedrooms, modern bathroom
- Fitted kitchen
- Well-presented accommodation throughout
- Unfurnished. Available immediately.

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**Situated at the centre of the Ribble Valley market town of Clitheroe with St Mary's Church overlooking the street, this garden-fronted terrace property is well-presented throughout with a bright spacious living room open to the dining room and a fitted kitchen. On the first floor are three good-sized bedrooms and a three-piece bathroom suite with a shower.**



**The property is situated two minutes walk from Clitheroe's many shops and services but also enjoys easy access to Brungerley park and is minutes away from the surrounding Ribble Valley countryside. Viewing is recommended.**

**LOCATION:** From our Lettings office in the centre of town walk down Castle Street and turn left onto King Street. Follow the road down and then walk next right onto Railway View Road. Follow this road along and take the second right onto St Mary's Street. Number 11 is on the left hand side.

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

**LOUNGE:** 4.5m x 3.8m (14'10" x 12'6"); with PVC external door, meter cupboards and double doors through to:

**DINING ROOM:** 4.6m x 4.5m (15'2" x 14'10"); with low voltage lighting, television point, staircase to the first floor landing and cosmetic fireplace.

**FITTED KITCHEN:** 4.3m x 2.0m (14'2" x 6'8"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring gas hob with extractor over, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, partially-tiled walls, laminate wood effect flooring and PVC external door to the rear of the property.

#### **FIRST FLOOR:**

**LANDING:** With attic access point.

**BEDROOM ONE:** 3.9m x 3.8m (12'9" x 12'7"); with built-in wardrobes to one wall, alcove with a corner shower unit with electric shower and partially-tiled walls.

**BEDROOM TWO:** 4.3m x 2.2m(14'2" x 7'2").

**BEDROOM THREE:** 2.8m x 2.5m (9'3" x 8'2"); with built-in wardrobes.

**BATHROOM:** With 3-piece white suite comprising a concealed low level w.c., vanity washbasin and a panelled bath with electric shower over, tiled flooring, partially-tiled walls, low voltage lighting and extractor fan.





**OUTSIDE:** To the front of the property is a walled garden area, whilst to the rear of the property is a low maintenance enclosed yard with one storage outbuilding.

**DEPOSIT:** £894.00.

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

**AVAILABLE:** Immediately.

**EPC:** The energy efficiency rating for this property is D.

**COUNCIL TAX:** Band C.

### **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



11 St Mary's Street, Clitheroe, BB7 2HH

**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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