

41 WOONE LANE
CLITHEROE
BB7 1BG

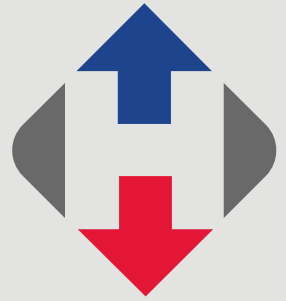
£725 per month



- Spacious stonebuilt mid terrace
- Spacious lounge & dining room
- Situated close to the town centre
- Convenient, popular residential location
- 3 bedrooms, modern bathroom
- Fitted kitchen
- Well-presented accommodation
- Unfurnished. Min 12-month tenancy.

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Situated a short walk from Clitheroe town centre and its growing number of amenities, this large stonebuilt terrace property is presented to a high standard with fresh decoration and newly carpeted throughout.



The accommodation comprises an entrance porch and hallway, spacious lounge and dining room and a fitted kitchen. On the first floor are three bedrooms along with a modern three-piece bathroom and shower. To the rear of the property is a larger than usual enclosed yard.

LOCATION: From our lettings office travel down Parson Lane and continue over the roundabout, crossing the railway bridge into Bawdlands. Turn left into Corporation Street and then at the next junction turn left again into Eshton Terrace. Follow the road over the railway crossing before taking the fourth turning on the right into Woone Lane. Number 41 is situated on the left hand side.

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

ENTRANCE VESTIBULE: With UPVC external door, tiled floor.

HALLWAY: staircase to the first floor.

LOUNGE: 4.0m x 3.7m (13' x 12'); with decorative 'Living Flame' gas fire in feature surround, meter cupboards.

DINING ROOM: 4.9m x 4.1m (15'11" x 13'4"); with decorative stove set in feature surround with stone hearth, understairs storage area.

FITTED KITCHEN: 2.9m x 2.3m (9'7" x 7'6"); range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring electric hob, single drainer stainless steel sink unit, plumbed and drained for automatic washing machine, part-tiled walls, uPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With built-in storage cupboard.

BEDROOM ONE: 4.8m x 4.0m (15'8" x 13'1"); with built-in cupboard to one wall.

BEDROOM TWO: 3.1m x 2.2m (10'2" x 7'1").





BEDROOM THREE: 2.7m x 2.4 (8'9" x 7'9").

BATHROOM: With 3-piece white suite comprising low level w.c., pedestal hand wash basin and panelled bath with plumbed shower over.

OUTSIDE: To the rear of the property is a good-sized enclosed yard.

DEPOSIT: £836.00.

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band B. £1,562.78 (April 2022).

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
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41 Woone Lane, Clitheroe, BB7 1BG

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We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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