

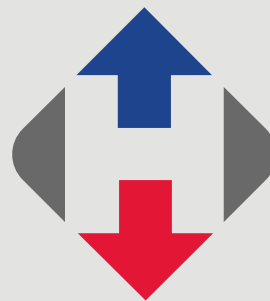
1 ALBEMARLE STREET  
CLITHEROE  
BB7 2EA  
£625 per month



- Deceptively spacious end-terrace house
- 2 receptions, modern fitted kitchen
- Gas central heating
- Convenient, popular residential location
- Two double bedrooms
- Bathroom with shower
- Garden forecourt & enclosed rear yard,
- Unfurnished. Available immediately.

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

Situated in a popular residential location just off Castle View, within walking distance of the town centre, bus interchange and railway station, this garden-fronted end terrace house offers well-proportioned accommodation.



This deceptively spacious property comprises sitting room, dining room, modern fitted kitchen, two bedrooms and three-piece bathroom suite with shower. With the added benefits of gas central heating and an enclosed rear yard with stores, early viewing is recommended.

**LOCATION:** From our lettings office continue down Parson Lane and then straight on at the mini roundabout, over the railway and turn right into Castle View. Albemarle Street is then third on the left and the house can be found on the left hand side.

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

**ENTRANCE VESTIBULE:**

**ENTRANCE HALL:** Staircase to first floor.

**SITTING ROOM:** 2.9m x 3.4m (9'8" x 11'3"); with open fire.

**DINING ROOM:** 4m x 3.9m (13'3" x 12'11"); decorative stone fireplace, wooden floor, understairs storage.

**KITCHEN:** 4m x 2m (13'3" x 6'8); with range of modern fitted wall and base units, built-in electric cooker, four-ring gas hob with extractor over.

**FIRST FLOOR:**

**BEDROOM ONE:** 3.4m x 4m (11'3" x 13'3); with ornamental fireplace.

**BEDROOM TWO:** 2m x 4m (6'8" x 13'3"); built-in cupboard.

**BATHROOM:** housing 3-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with shower over.

**OUTSIDE:** Enclosed paved rear yard with two stores.





**DEPOSIT:** £721.00.

**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  
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1 Albemarle Street, Clitheroe, BB7 2EA

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