

6 DEAN MEADOW  
CLITHEROE  
BB7 2JU  
£850 per month

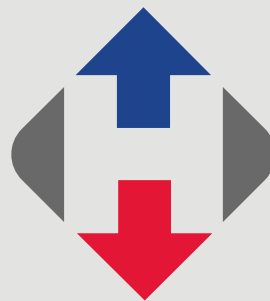


- Modern semi-detached house
- Front & rear gardens, parking
- Convenient cul-de-sac location
- Gas central heating
- 3 bedrooms, 3-pce bathroom
- Lounge, dining room, fitted kitchen
- Well-maintained accommodation
- Unfurnished. Available immediately.

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

**Situated on the outskirts of town within easy reach of local amenities, schools and the town centre yet close to open countryside, this modern semi-detached house enjoys a cul-de-sac location next to Henthorn Park. The property offers well-planned accommodation which comprises lounge, dining room, fitted kitchen, three bedrooms and a three-piece white bathroom with shower.**

**Outside, there is a driveway providing off-road parking, front garden area and good-sized rear garden.**



**LOCATION:** From our Lettings office continue down Parson Lane and continue straight on at the mini roundabout over the railway bridge into Bawdlands, and turn second left into Henthorn Road. Continue along this road and turn left just before Henthorn Park which leads into Dean Meadow.

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

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

**LOUNGE:** 4.3m x 4.0m (14'1" x 13'2") electric coal-effect fire, understairs storage.

**DINING ROOM:** 2.6m x 2.8m (8'6" x 9'2"); open to:

**KITCHEN:** 2.9m x 2.2m (9'7" x 7'3"); with range of fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four-ring ceramic hob, plumbing for washing machine, door to rear.

#### **FIRST FLOOR:**

**LANDING:** Smoke alarm, access to boarded loft.

**BEDROOM ONE:** 4.1m x 2.8m (13'5" x 9'3").

**BEDROOM TWO:** 2.8m x 2.9m (9'3" x 9'8").

**BEDROOM THREE:** 2.0m x 2.0m (6'7" x 6'7") ; with storage cupboard.





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

**OUTSIDE:** Driveway providing private parking. front garden area and spacious rear garden mainly laid to lawn.

**DEPOSIT:** £980.00.

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

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band C. £1,951.60 (April 2024).

#### **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.





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