

29 PIMLICO ROAD  
CLITHEROE  
BB7 2AG



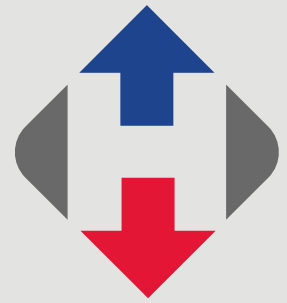
£750 per month



- Well-presented mid terrace house
- Dining room, lounge, fitted kitchen
- Recently redecorated
- Conveniently located for town centre
- Three bedrooms
- Three piece bathroom with shower
- Enclosed rear yard
- Unfurnished. Available immediately.

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**This spacious mid-terraced house has recently been redecorated and is situated within easy walking distance of Clitheroe town centre and its many amenities, including shops, bus interchange and railway station.**



**The property boasts spacious, well-presented accommodation briefly comprising lounge, dining room, fitted kitchen, three bedrooms and three-piece bathroom with shower. Outside, there is a garden forecourt and enclosed rear yard with store.**

Location: From our office continue along Castle Street and carry straight on at the library into York Street. At the roundabout turn left into Well Terrace and then right at the next roundabout into Pimlico Road. Number 29 can be found on the left hand side.

**ENTRANCE VESTIBULE:**

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

**LOUNGE:** 3.9m x 3.2m (12'11" x 10'7"); with decorative (non-working) gas fire, bay window, wooden floor, open to:

**DINING ROOM:** 5.5m x 3.4m (18'2" x 11'3"); wooden floor, decorative (non-working) open fire, understairs storage cupboard.

**KITCHEN:** 4.2m x 2.4m (13'11" x 8'0"); a range of modern fitted wall and base units with complementary working surfaces, built-in electric oven, 4-ring gas hob, plumbing for washing machine.

**FIRST FLOOR**

**LANDING:**

**BEDROOM ONE:** 4.3m x 3.9m (14'3" x 12'11").

**BEDROOM TWO:** 5.5m x 2.8m (18'2" x 9'4").

**BEDROOM THREE:** 2.4m x 1.8m (8'0" x 6'0").

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

**OUTSIDE:** Garden forecourt and enclosed rear yard with store.





**DEPOSIT:** £865.00

**RESTRICTIONS:** 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**

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**CALLING ALL  
LANDORDS!**

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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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