

THE WHITE HOUSE  
16 HOWE CROFT  
CLITHEROE  
BB7 1NP



£905 per month including garden maintenance and window cleaning



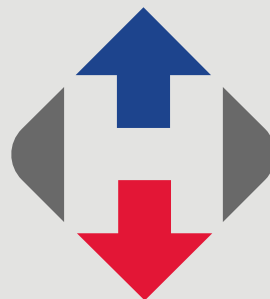
- Modern end quasi semi
- Stunning contemporary finish
- Open-plan living
- 2 bedrooms, en-suite w.c.
- Parking for 2 cars & garden
- Underfloor heating & Gas CH
- Lovely cul-de-sac location
- Unfurnished. Minimum 12 month tenancy

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**A stunning end quasi semi which has a fantastic modern finish with an open-plan bright living space with clean lines and a minimalist feel. The house is situated at the end of a cul-de-sac with elevated views across Clitheroe to the rear and within easy walking distance of the town centre and all its amenities.**

**The ground floor has an entrance hall with cloaks cupboard and an open-plan lounge and dining kitchen with French doors opening onto the rear garden. Upstairs there are two bedrooms, the master has an en-suite w.c. and the second bedroom has a fitted wardrobe. There is a modern 3-piece shower room with walk-in shower.**

**Outside the house has parking for two cars at the front and a raised decked patio area with steps down to a lawn. The property is fully modernised and has electric underfloor heating to the lounge, bedroom and bathroom plus a full gas central heating system. Viewing is recommended.**



**LOCATION:** Travelling up Pendle Road turn left at the mini roundabout into Highmoor Park. Continue straight on to the T-junction, turn right and then first left into Howe Croft. Proceed down the hill turn right at the bottom and the house is the last one on the left.

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

**ENTRANCE:** Through modern composite door with window to either side, cloaks storage cupboard, coved cornicing and staircase off to first floor.

#### **OPEN-PLAN LIVING, DINING & KITCHEN:**

**Lounge Area:** 3.8m x 3.0m (12'4" x 9'11"); with feature wall-hung contemporary electric fire, white gloss laminate flooring, fitted blind, understairs storage area with plumbing for a washing machine, coved cornicing and open to:

**Dining Kitchen:** 4.7m x 2.9m (15'6" x 9'8"); an open-plan bright space with fitted contemporary white gloss kitchen with white gloss laminate work surface, stainless steel single drainer sink unit with mixer tap, integrated electric fan oven with 4-ring gas hob and extractor over, integrated Bosch microwave, integrated fridge with freezer compartment, coved cornicing, gloss white laminate flooring, space for dining table and chairs, fitted blinds and glazed PVC French doors opening onto decked patio area.

#### **FIRST FLOOR:**

**LANDING:** With window to side elevation and loft access with pull-down ladder leading to part-boarded loft.

**BEDROOM ONE:** 3.8m x 3.2m (12'5" x 10'4"); with 2 windows to the front elevation, coved cornicing and modern laminate flooring.

**EN-SUITE W.C.:** With low suite w.c. with built-in wash-hand basin with chrome mixer tap.

**BEDROOM TWO:** 2.7m x 2.2m plus the wardrobes (8'11" x 7'1" plus the wardrobes); with coved cornicing, fitted blind, laminate flooring, storage wardrobe with hanging and shelving and second storage cupboard housing central heating boiler, excellent views across Clitheroe towards the Castle and St Mary's Church.







**SHOWER ROOM:** Modern 3-piece white suite comprising a low suite w.c., wall-hung vanity wash-hand basin with storage drawers under, walk-in shower with fixed glass side panel with fitted thermostatic Grohe shower, modern splash panel walls and a contemporary chrome heated ladder style towel rail.

**OUTSIDE:** To the front of the property are 2 parking spaces, a paved pathway to front door and front lawn. There is a rear garden with a large raised decked patio area with timber balustrade and steps down to a lawn with gravel border for easy maintenance with timber boundary fence.

**HEATING:** Gas fired hot water central heating system with radiators. In addition, there is an underfloor heating system to the lounge, bathroom and both bedrooms. PVC double glazing.

**DEPOSIT:** £1,044.00.

**RESTRICTIONS:** No Pets. No Smokers.

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Formerly Band C, £1,863.32 (April 2023). Property was most recently an Airbnb and therefore subject to business rates.

### 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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