

THE KNOLL
EASTHAM STREET
CLITHEROE
BB7 2HY



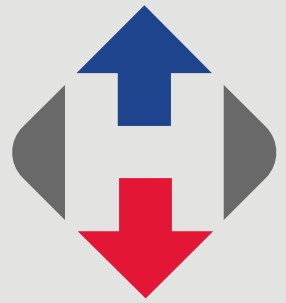
£1,750 per month



- Spacious semi-detached family home
- Dining Kitchen, pantry and utility
- House bathroom
- Jack and Jill shower room
- Six bedrooms
- Two generous reception rooms
- Private rear garden with detached garage
- Unfurnished. Available immediately.

Stunning six bedroom semi-detached family home situated within walking distance of Clitheroe town centre.

The house is spread out over 3 floors with six bedrooms, a house bathroom and Jack and Jill shower room, beautiful living room, breakfast kitchen, utility and pantry on the ground floor.



Externally the property benefits from a private lawned rear garden with three external storerooms and single detached garage.

Viewing is highly recommended.

LOCATION: From our Lettings office on Parson Lane continue down to the mini roundabout, then turn right into Station Road and continue straight on over the mini roundabout into Railway View, then turn left under the railway bridge into Waddington Rd and take the right hand turning into Eastham Street.

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

ENTRANCE PORCH: With stained glass to upper windows.

RECEPTION HALLWAY: Access to ground floor accommodation with period panelled staircase to first floor.

CLOAKROOM: Low level WC and hand basin, mirror, sash window and light point.

CELLAR: Stone steps to one room cellar with stone table.

LOUNGE: 4.5m x 5.4m into the bay (14'8" x 17'7" into the bay); with bay fronted sash windows with ornate coving, light point and a non-working fireplace with a timber surround.

LIVING ROOM: 4.7m x 4.1m (11'3" x 9'4"); stone mullion opening sash windows with views onto the rear garden, feature hand carved stone fireplace with matching hearth, ceiling light point, ornate coving and recessed shelving and two built-in cupboards.

BREAKFAST KITCHEN: 4.8m x 3.8m (15'7" x 12'4"); with a range of modern fitted wall and base units with built-in electric hob, twin ovens, sink with drainer unit and dishwasher, work surface preparation areas to two sides with recessed low voltage lighting and three ceiling light points and two Velux windows.

PANTRY: 2.4m x 1.4m (7'9" x 4'6"); fitted shelving to three sides and two built-in cupboards, ceiling light point and sash window.

UTILITY: 2.5m x 3.4m (8'1" x 11'); gas fired boiler supplying domestic hot water and central heating, plumbed for automatic washing machine, hanging Sheila Maid, ceiling light point, windows, fitted shelving and ample space for additional fridge, freezer etc.

SIDE ENTRANCE: Accessed from the kitchen with doors leading to the front, rear and side.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.2m x 4.3m (13'8" x 14'); with stone mullion opening sash windows to the front, built-in wardrobes with hanging rails and storage cupboards over.

BEDROOM TWO: 4.7m x 4.1m (15'3" x 13'7"); with south facing views taking in Pendle Hill and Clitheroe Castle.

BEDROOM THREE: 3.6m x 3.4m (11'8" x 11'); with stone mullion opening sash windows and views across to Pendle Hill and a range of fitted wardrobes with shelving, hanging space and fitted cupboards over.





HOUSE BATHROOM: Housing a three-piece suite incorporating a panelled bath with shower attachment, low level WC, heritage pedestal hand basin, recessed ceiling lights, opening sash window and extractor fan.

SECOND FLOOR

LANDING:

BEDROOM FOUR: 3.9m x 3.7m (12'8" x 12'); with outstanding views over Clitheroe taking in Pendle Hill, Clitheroe Castle and St Mary's Church, non-working decorative fireplace., sash window, ceiling light point, and two wall light points and access to shower room.

BEDROOM FIVE: 4.1m x 4.7m (13'4" x 15'6"); with some reduced head height, built-in cupboards, ceiling light point and opening Velux window.

BEDROOM SIX: 4.4m x 4.2m (14'4" x 13'8").

JACK AND JILL SHOWER ROOM: Housing a three-piece suite incorporating a walk-in double size shower enclosure with thermostat controlled twin head, vanity unit and twin flush w.c. recessed LED lighting, chrome towel rail, extractor fan and opaque glass sash windows.

OUTSIDE: Planted garden to the front with mature shrubs and rose bushes, pathway to front door, rear lawn garden (gardener to attend throughout the summer season to cut grass)planted garden borders, three useful storerooms to the rear of the utility and a detached single car garage with personal access door to side and sliding entrance door.

DEPOSIT: £2019.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately. **COUNCIL TAX:** Band F

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
Total Transparency
40+ Year's Experience
End Of Tenancy Management



The Knoll, Eastham Street, Clitheroe, BB7 2HY

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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