

2 ORCHARD GROVE
PARK STREET
CLITHEROE
BB7 1HD
£995 per month



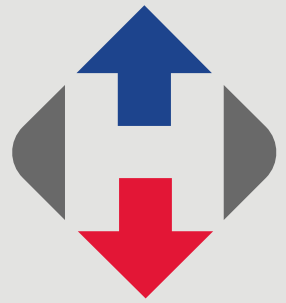
- Brand new detached family home
- Fabulous kitchen-diner
- 4-piece house bathroom
- Quiet cul-de-sac location
- W.C, spacious lounge
- 3 bedrooms, 1 en-suite
- Garden, ample parking
- Unfurnished. Min 12 month tenancy

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An extremely rare opportunity to rent a brand new detached house which is discreetly tucked away at the end of a cul-de-sac, yet within easy access of all the local amenities.

The accommodation has been well-planned and briefly comprises entrance hall, w.c., good-sized lounge, fantastic dining kitchen with fitted appliances, three bedrooms with en-suite to the master and a contemporary four-piece house bathroom.

Outside, there is a low maintenance rear garden and ample private parking.



LOCATION: Leave Clitheroe town centre, passing Sainsbury's on the left hand side and continue straight on at the mini roundabout into Whalley Road. Take the fifth left hand turning into Park Street and the property can be found at the very end of the street on the left hand side.

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

ENTRANCE HALL: With built-in storage cupboard.

W.C: Housing 2-piece white suite comprising low suite w.c, pedestal wash basin and built-in cupboard housing central heating boiler.

LOUNGE: 5.5m x 2.6m (18' x 8'5" widening to 4.8m 15'7"); with staircase to first floor.

DINING KITCHEN: 5.2m x 2.7m (17' x 8'8" widening to 4.8m 15'7"); with a range of contemporary fitted wall and base units with complementary laminate working surfaces, integrated double electric oven, four-ring ceramic hob with extractor fan over, integrated fridge freezer, integrated dishwasher, plumbing for washing machine and bi-fold doors to rear garden.

FIRST FLOOR:

LANDING: With two built-in storage cupboards.

BEDROOM ONE: 3.3m x 2.7m (10'8" x 8'8").

EN-SUITE: With 3-piece modern suite comprising low suite w.c, vanity washbasin with cupboards under, walk-in shower enclosure housing twin head thermostatic shower.

BEDROOM TWO: 3.9m x 2.2m (12'11" x 7'4").

BEDROOM THREE: 2.4m x 2.0m (7'8" x 6'5).

BATHROOM: Housing four-piece modern suite comprising low suite w.c., vanity washbasin with cupboards under, panelled bath, and walk-in shower enclosure housing twin head thermostatic shower.





OUTSIDE: Good-sized rear garden with paved patio and decorative Plum slate area and ample private parking.

DEPOSIT: £1148.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is B.

COUNCIL TAX: Band tbc.

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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