

29 MITCHELL STREET  
CLITHEROE  
BB7 1DF



£750 per month



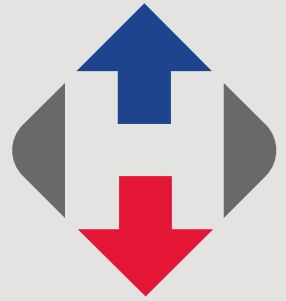
- Deceptively spacious mid-terrace house
- Office/utility room, 2-piece cloakroom
- Contemporary bathroom with shower
- Convenient, central location
- Lounge, excellent dining kitchen
- Two double bedrooms
- Attractive enclosed rear yard
- Unfurnished. Min 12-month tenancy.

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

**This spacious mid-terrace house is situated on a popular residential street, offering excellent convenience for the town centre with its abundance of amenities and only a stones' throw away from the Castle grounds.**

**The ground floor accommodation briefly comprises entrance vestibule, lounge, excellent dining kitchen, office/utility room and 2-piece cloakroom. On the first floor, there are two double bedrooms and a modern three-piece bathroom with shower.**

**Outside, there is an enclosed rear yard, which has been laid with an artificial lawn and bin storage.**



**LOCATION:** From our office travel down Parson Lane and proceed over the roundabout, crossing the railway bridge into Bawdlands. Take the first left turning into Corporation Street and then left at the junction into Eshton Terrace. Follow the road over the railway crossing and turn right into Mitchell Street.

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

**ENTRANCE VESTIBULE:**

**LOUNGE:** 3.8m x 3.8m (12'4" x 12'4").

**DINING KITCHEN:** 6.1m narrowing to 4.5m x 3.8m (20' narrowing to 14'72 x 12'4"); with a range of attractive fitted wall and base units with solid wood working surfaces, integrated electric oven, 4-ring ceramic hob with extractor over, plumbing for washing machine, staircase to first floor, French doors to the rear.

**OFFICE/UTILITY:** 3.5m x 1.8m (11'4" x 5'9").

**W.C:** Housing 2-piece suite comprising low suite w.c and corner wash handbasin, wall-mounted central heating boiler.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.9m x 3.7m (12'7" x 12'1"): with built-in cupboard.

**BEDROOM TWO:** 3.5m x 2.2m (11'4" x 7'2").





**BATHROOM:** Housing three-piece modern suite comprising low suite w.c, panelled bath with thermostatic controlled shower over, vanity washbasin with drawers under.

**OUTSIDE:** Enclosed rear yard with artificial lawn, bin storage area and gate to rear.

**DEPOSIT:** £865.00.

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

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band A, £1,339.53 (April 2022).

#### **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.

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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