

EDISFORD BRIDGE BUNGALOW  
CLITHEROE  
BB7 3LJ



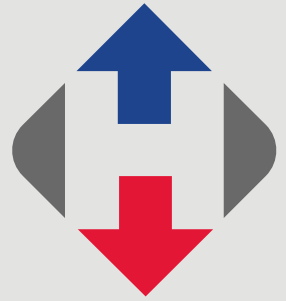
£875 per month



- Attached three-bedroom bungalow
- Dining kitchen & generous lounge
- Ground floor shower room
- Integrated single garage & parking 2 cars
- Flexible living accommodation
- Located in a hamlet setting
- Two ground floor bedrooms
- Unfurnished. Min 12-month tenancy.

**Stonebuilt bungalow located in a delightful hamlet setting on the outskirts of Clitheroe.**

**The property benefits from flexible living space comprising of dining kitchen, lounge, three bedrooms, house bathroom, ground floor shower room and integrated garage.**



**To the rear of the property is parking for two vehicles.**

**LOCATION:** From our office on Parson Lane proceed down the hill, straight on at the mini roundabout and cross over the railway bridge into Bawdlands. Continue along Edisford Road for 0.8 miles, Edisford Bridge bungalow is located through a private courtyard next to the Edisford Bridge pub.

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

**RECEPTION HALLWAY:** With staircase to the first floor.

**LOUNGE:** 5.9m x 3.3m (19'3" x 10'11"); with views to the front.

**DINING KITCHEN:** 6.6m x 2.3m (21'6" x 7'8"); with a range of modern fronted wall and base units with oak effect laminate worktops, electric cooker with four-ring hob, single oven and separate grill, space for fridge freezer and dining area.

**REAR HALLWAY:** With access door to garage.

**UTILITY ROOM:** Plumbed for automatic washing machine.

**BEDROOM ONE:** 3.9m x 3.3m (12'11" x 10'11"); generous double bedroom.

**BEDROOM TWO:** 2.3m x 2.9m (7'8" x 9'8").

**SHOWER ROOM:** Comprising of a three-piece suite incorporating a walk-in electric Mira shower, twin flush W.C and pedestal handbasin.

**FIRST FLOOR:**

**LANDING:** with fitted cupboards, shelving and hanging rail.

**BEDROOM THREE:** 3.1m x 2.8m (10'3" x 9'4"); (some reduced headroom) With a range of fitted wardrobes with sliding doors.







**HOUSE BATHROOM:** Housing a three-piece suite comprising a panelled bath with shower attachment, twin flush w.c and pedestal hand basin and opening door to eaves storage.

**GARAGE:** An attached single car garage with twin opening doors, light point, electric sockets and oil fired boiler.

**OUTSIDE:** There is parking for two vehicles at the rear.

**DEPOSIT:** £1,009.00

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

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band D, £2,009.29 (April 2023).

#### 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

FREE Property Appraisal  
Full Reference Checks  
Total Transparency  
40+ Year's Experience  
End Of Tenancy Management



arla | propertymark

PROTECTED



CALLING ALL  
LANDORDS!

LET us LET your property to the right tenant

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

28-30 Parson Lane, Clitheroe, BB7 2JP  
T: 01200 444477 E: [lettings@honeywell.co.uk](mailto:lettings@honeywell.co.uk)

 HoneywellEstateAgents

 HoneywellAgents

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

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.

Edisford Farm Bungalow, Clitheroe, BB7 3LJ