

12 COPLOW VIEW
CLITHEROE
BB7 4SG



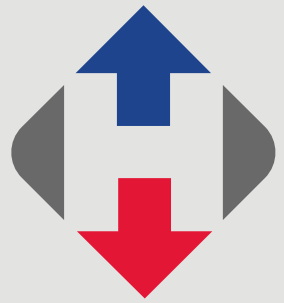
£1,350 per month



- Family home on the outskirts of Clitheroe
- 4 beds, 1 en-suite & house bathroom
- Private rear garden
- Available immediately, strictly no pets
- Lounge & dining kitchen
- Driveway providing parking for 2 cars
- Gas central heating & DG windows
- Unfurnished. Min 12 month tenancy.

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We are pleased to present this semi-detached family home. Located on the outskirts of Clitheroe, the town centre is a ten-minute walk and the A59 a two-minute drive.



The property benefits from lounge, dining kitchen, four bedrooms, house bathroom and one en-suite.

Externally a there is a lawned area to the front with flagged pathway along the side of the property leading to the private lawned rear garden which benefits from the afternoon sun.

LOCATION: From Clitheroe town centre proceed down Castle Street into York Street and straight on at the roundabout into Chatburn Road. Continue past Clitheroe Royal Grammar School and turn second right into Coplow View, number 12 is located along the second right hand turning.

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

ENTRANCE HALL: With staircase to the first floor.

CLOAK ROOM: Housing twin flush w.c, and corner wash handbasin.

LOUNGE: 3.8m x 4.6m (12'7" x 15'2").

DINING KITCHEN: 2.9m x 4.6m (9'8" x 15'2"); with a range of modern wall and base units with gloss finish, wood effect laminate work surface preparation areas to three sides incorporating twin sink and drainer unit and four-ring gas hob with extractor over. Integrated fridge freezer, electric oven with grill and plumbing for automatic washing machine, French doors opening onto the rear garden and useful under stairs store cupboard.

FIRST FLOOR:

LANDING: With stairs leading to second floor.

BEDROOM TWO: 2.8m x 2.9m (9'4" x 9'8"); double bedroom.

BEDROOM THREE: 2.7m x 2.7m (9' x 9'); single bedroom.

BEDROOM FOUR: 1.9m x 2.7m (6'4" x 9'); single bedroom.

HOUSE BATHROOM: Housing stylish three-piece suite incorporating a twin flush low level w.c, matching floating wash handbasin and panelled bath with shower over.





SECOND FLOOR:

BEDROOM ONE: 2.8m x 2.9m (9'4" x 9'8"): generous double size bedroom with views of Pendle Hill, built-in wardrobe with hanging rail and shelving.

EN-SUITE: Housing three-piece suite incorporating twin flush level w.c, hand basin in vanity unit and fully tiled shower cubicle.

OUTSIDE: Flagged pathway leading around the side of the house to the rear garden which is mainly laid to lawn and benefits from the afternoon sun.

DEPOSIT: £1,557.00.

RESTRICTIONS: Strictly no pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band D, £2,195.55 (April 2024).

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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