

31 WOONE LANE
CLITHEROE
BB7 1BG

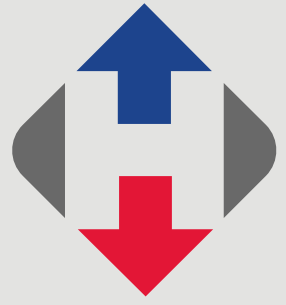
£795 per month



- Spacious stonebuilt mid-terrace
- Open plan living rooms & kitchen
- Full of character & charm
- Gas CH & UPVC double glazing
- 2 double bedrooms, modern bathroom
- Converted cellar, balcony, parking
- Convenient for town centre amenities
- Unfurnished. Min 12-month tenancy.

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A large terrace property situated close to the town centre and benefitting from an off-road parking space to the rear. Recently decorated throughout, the accommodation is presented to a high standard and full of individual character and charm.



The property comprises an entrance hallway, open plan ground floor with dining and living areas and a spacious fitted kitchen with marble work surfaces. The converted cellar accommodates a cosy snug, utility room and storage room, while on the first floor are two double bedrooms and a modern 3-piece bathroom suite with a fitted plumbed rainfall shower. The property lies a short walk from Clitheroe town centre and its growing number of amenities.

LOCATION: From our lettings office continue down Parson Lane, straight over the mini roundabout onto Bawdlands. Turn left onto Corporation Street and then left at the next junction onto Eshton Terrace. Follow the road over the railway crossing and then take the third right onto Woone Lane. No.31 is on the left hand side.

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

ENTRANCE HALLWAY: Staircase to the first floor landing.

LOUNGE: 3.7m x 3.4m (12'0" x 11'0"); with cosmetic fireplace in a feature surround,

DINING ROOM: 4.6m x 3.5m (15'1" x 11'4"); with feature fireplace with wood burner, staircase down to the cellar rooms and open to fitted kitchen.

FITTED KITCHEN: 4.2m x 2.3m (13'9" x 7'8"); with a range of fitted base and matching wall units with marble working surfaces, built-in gas oven and separate grill, 3-ring gas hob with stainless steel extractor over, double drainer, Belfast style sink unit, plumbing for a dishwasher and space for a fridge freezer.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.4m x 3.6m (14'6" x 11'11").

BEDROOM TWO: 2.9m x 2.8m (9'5" x 9'3").

BATHROOM: 3-piece suite comprising of low level w.c, vanity wash handbasin and panelled bath with rainfall shower over.

BASEMENT:

CELLAR ROOM: 3.2m max/2.3 min x 2.6m (10'7" max/7'8" min x 8'6"); with lights.





SNUG: 4.4m x 3.9m max/3.3m min (14"4" x 12'8" max/10'8" min); with cosmetic fireplace and understairs storage cupboard.

UTILITY ROOM: 4.3m x 2.4m (14"2" x 8'0"); plumbed and drained for an automatic washing machine, power and light points, external door to the rear of the property.

OUTSIDE: To the rear of the property is a raised decked patio area enjoying a view over the surrounding area. There is a gated and tarmacked rear yard providing an off-road parking space for 1 car, along with outside seating space.

DEPOSIT: £917.00.

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band B, £1,562.78 (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.





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