

2 STANDEN EDGE
HALF PENNY MEADOWS
CLITHEROE
BB7 1RD

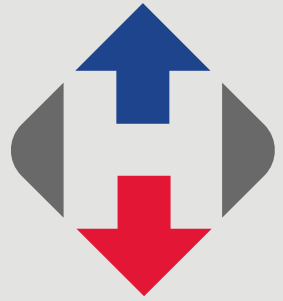
£1,300 per month



- Modern semi-detached house
- Lounge with French doors to garden
- Enclosed rear garden
- Driveway parking for two cars
- Three bedrooms, one en-suite
- Bright spacious dining kitchen
- 3-piece bathroom with shower
- Unfurnished. Min 12-month tenancy.

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A modern semi-detached house situated on this popular new development off Pendle Road. The central entrance hall has a cloaks cupboard and return staircase off to the first floor, there is a 2-piece cloakroom, lounge with French doors and dining kitchen with integrated oven & hob. Upstairs there are three bedrooms with en-suite shower room to the master plus a house bathroom with shower over the bath. Outside there is a forecourt garden to the front, driveway for two cars and an enclosed garden with two patio.



LOCATION: Travelling out of Clitheroe along Pendle Road turn right at the roundabout into Higher Standen Drive. Continue straight on and turn right into Valley Lane, follow the road to the right and turn right again into Standen Edge Road.

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

SPACIOUS ENTRANCE HALLWAY: With cloaks cupboard and return staircase off to first floor.

CLOAKROOM: Housing two-piece Roca white suite comprising low suite w.c and pedestal washbasin.

LOUNGE: 5.1m x 3.0m (16'8" x 9'10"); dual aspect lounge with window to front elevation and French doors to side leading to garden.

DINING KITCHEN: 5.1m x 2.9m (16'7" x 9'7"); attractive dining kitchen with three windows and a fitted range of wall and base units with complementary wood effect laminate work surface and splashback, integrated Zanussi double electric oven, four-ring gas hob with extractor over, plumbing for washing machine, space for fridge freezer and space for dining table and chairs.

FIRST FLOOR:

LANDING: with loft access.

BEDROOM ONE: 3.8m x 3.1m (12'6" x 10'1").

EN-SUITE SHOWER ROOM: Housing three-piece Roca white suite comprising low suite w.c., pedestal washbasin and double shower enclosure with fitted Aqualisa thermostatic shower, part-tiled walls and extractor fan.

BEDROOM TWO: 2.9m x 2.9m (9'8" x 9'5").

BEDROOM THREE: 2.9m x 2.1m (9'8" x 7').





HOUSE BATHROOM: Housing three-piece white Roca suite comprising low suite w.c., pedestal washbasin, panelled bath with mixer tap and thermostatic shower over with glass shower screen, fully-tiled walls and shaver point.

OUTSIDE: Forecourt front garden with boundary edging and paved pathway to front door, driveway providing off-street parking for 2 cars. An enclosed rear garden with two paved patio areas. Lawn area to be turfed.

DEPOSIT: £1,500.00

RESTRICTIONS: No pets and no Smokers.

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

COUNCIL TAX: Band C - £1,951.60 (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.

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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