

2 BUTTS GROVE
CLITHEROE
BB7 2PJ

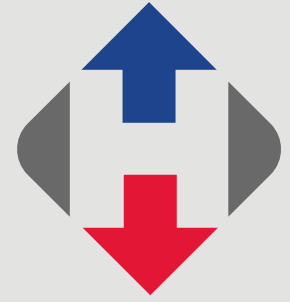
£1,800 per month



- Desirable modern detached bungalow
- Spacious lounge with fireplace
- Beautiful garden room to the rear
- 3-piece bathroom & utility room
- High quality fitted kitchen with appliances
- 3 bedrooms, 1 with en-suite
- Attractive lawned gardens, garage
- Unfurnished. Min 12-month tenancy.

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A spacious detached true bungalow situated in the desirable location which is within walking distance of Clitheroe town and train station. This well finished property is immaculate throughout and offers well planned accommodation comprising a porch, entrance hallway, lounge with bay window and fireplace, a stunning dining kitchen with Corian worktops, Quooker boiling water tap and a range of Neff appliances. Off the kitchen there is a garden room with French doors leading to the rear garden and utility room with access to the integral garage. Along the main hallway there are three bedrooms with en-suite shower room to the master and 3-piece house bathroom.



Externally the bungalow is set in a nice position with front garden, driveway for 3-4 cars and a landscaped southwest facing rear garden with lawn and patio.

LOCATION: Proceed down Parson Lane, carry straight on at the mini roundabout and over the railway bridge into Bawdlands. Turn first left into Corporation Street, then bear left into Eshton Terrace. Continue over the level crossing and take the third right into West View. The house can be found on the right hand side at the end of the street.

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

ENTRANCE PORCH: With meter cupboard and glazed door to:

HALLWAY: With double cloaks cupboard and loft access.

LOUNGE: 4.8m x 3.9m (15'10" x 12'11"); with bay window to front, fireplace housing coal effect 'Living Flame' gas fire with stone surround and hearth.

DINING KITCHEN: 6.6m x 2.7m (21'10" x 8'9"); with a fitted range of polished oak and cream wall and base units with complementary Corian work surface and splashback with under unit lighting, one and half bowl Corian sink unit moulded into the worktop with chrome mixer tap and Quooker boiling water tap, fitted Neff fan oven, Neff microwave combination oven with plate warmer, 5-ring ceramic hob with stainless steel and glass extractor canopy over, full-height Neff integrated fridge with freezer compartment, integrated slimline dishwasher and space for dining table and chairs.

GARDEN ROOM: 3.7m x 2.9m (12' x 9'6"); with large window overlooking the rear garden, PVC glazed French doors opening onto patio area and two Velux windows.

UTILITY ROOM: 2.2m x 1.9m (7'2" x 6'1"); with a fitted range of cream wall and base units with complementary Corian work surface and splashback with moulded sink and chrome mixer tap, plumbing for washing machine, space and vented for a tumble drier, larder storage cupboard and wine rack, door to integral garage and chrome heated ladder style towel rail.

BEDROOM ONE: 3.6m x 2.9m (11'9" x 9'6").

EN-SUITE SHOWER ROOM: Housing modern 3-piece suite comprising low suite w.c, moulded Corian vanity washbasin, corner shower enclosure with fitted Hans Groher and heated ladder style towel rail.





BEDROOM TWO: 4.1m x 2.6m (13'5" x 8'6").

BEDROOM THREE: 3.2m x 2.6m (10'5" x 8'6").

HOUSE BATHROOM: Housing three-piece white suite comprising low suite w.c, vanity washbasin, panelled bath and part-tiled walls.

INTEGRAL GARAGE: 5.4m x 3.4m (17'7" x 11'2"); with electrically operated remote-control sectional up-and-over door, wall-mounted Worcester combination central heating boiler, door to utility room and exterior door to rear garden.

OUTSIDE: Lawned garden with Indian stone paved pathway to front door, tarmac driveway providing parking for 3-4 cars, leading to garage and access alongside the house leading to an enclosed rear garden which has a large Indian stone flag patio area, lawn with planting borders and timber storage shed.

DEPOSIT: £2,076.00. **RESTRICTIONS:** No pets and no Smokers.

EPC: C71. **COUNCIL TAX:** Band E £2,683.45 (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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