

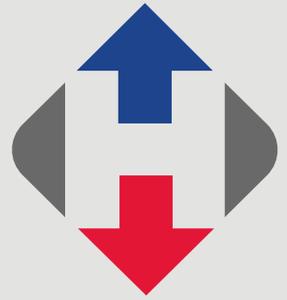
19 WILSON STREET
CLITHEROE
BB7 1BH
£850 per month



- Spacious stonebuilt terraced house
- 2 separate reception rooms
- Bright decoration & new carpets
- Attractive yard with covered patio
- Three bedrooms
- Modern 3-piece shower room
- Fitted Kitchen with cooker
- Unfurnished. Min 12-month tenancy.

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A deceptively spacious stone mid terrace situated within walking distance of Clitheroe town centre and all of its amenities. The house has an entrance hallway with stone flag floor, a sitting room to the front and lounge to the rear also with a feature stone flag floor. There is a fitted kitchen with cooker and stable door opening to the outside. Upstairs there are 3 bedrooms, all with new carpets and a smart shower room with large walk-in shower. To the rear is an attractive enclosed yard with artificial lawn, cover paved patio and cover bin store. The property benefits from modern double glazing, and gas central heating. Viewing is recommended.



LOCATION: From our letting office continue straight on at the mini roundabout, over the bridge and turn first left into Corporation Street. At the end turn left and continue over the railway crossing and then Wilson Street is the third Street on the right-hand side.

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

HALLWAY: With staircase to first floor and stone flagged floor.

SITTING ROOM: 4.0m x 3.9m (13'1" x 12'11"); with built-in meter cupboard.

LOUNGE: 4.3m x 4.2m (14'3" x 13'8"); with feature stone flagged floor, built-in storage cupboard set into alcove and understairs storage cupboard.

KITCHEN: 3.6m x 2.5m (11'8" x 8'1"); with a fitted range of cream wall and base units with complementary laminate work surface, under unit lighting, gas cooker with 4-ring gas hob with extractor over, plumbing for washing machine and space for under counter fridge, half-glazed PVC composite stable door leading to rear yard.

FIRST FLOOR:

LANDING: With window to rear elevation.

BEDROOM ONE: 4.0m x 2.5m (13' x 8'2").

BEDROOM TWO: 4.0m x 2.5m (13' x 8'1").

BEDROOM THREE: 3.5m x 1.9m (11'5" x 6'1").

SHOWER ROOM: Housing three-piece white suite comprising low suite w.c, pedestal washbasin, good-sized walk-in shower with fixed glass screen, fitted Mira sport electric shower, part-tiled walls, chrome heated ladder style towel rail and built-in cupboard housing central heating boiler.





OUTSIDE: Attractive enclosed rear yard, which is covered with artificial grass, covered bin store and gated access, separate covered paved patio area.

DEPOSIT: £980.00

RESTRICTIONS: No pets and no Smokers.

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.

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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19 Wilson Street, Clitheroe, BB7 1BH