

3 THE CUTTING  
CHATBURN  
BB7 4FB

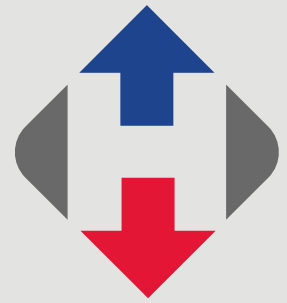
£1,500 per month



- Spacious modern 3-storey detached
- Lounge with bay window
- Garage with utility space
- Superb village location
- 5 bedrooms & 3 bathrooms
- Modern dining kitchen with appliances
- South-west facing enclosed rear garden
- Unfurnished. Min 12-month tenancy.

[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)

**A large modern detached house built in 2021 which is situated on a small cul-de-sac of just 4 houses close to the centre of this popular village of Chatburn. The house has accommodation arranged across 3 floors with the ground floor having underfloor heating and radiators upstairs.**



**There is an entrance hall with 2-piece cloakroom, a lounge with bay window to the front and modern dining kitchen to the rear. There is a door from the kitchen into the garage which has some utility space to the rear. On the first floor there are 3 bedrooms, with ensuite to the master and house bathroom and on the second floor there are two further bedrooms and a 3-piece shower room.**

**Outside there is a driveway for two cars, front lawn and to the rear there is a small south-west facing rear garden with patio and artificial lawn.**

**LOCATION:** On entering Chatburn from the Clitheroe direction proceed through the centre of the village and turn second right into Ribblesdale View and then right again into The Cutting.

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

**ENTRANCE HALLWAY:** Through PVC front door, window to side elevation, staircase to first floor and understairs storage.

**CLOAKROOM:** With 2-piece white suite comprising low suite w.c, wall-hung corner washbasin and extractor fan.

**LOUNGE:** 5.5m into the bay x 3.5m (18'2" into the bay x 11'6"); with feature bay window.

**DINING KITCHEN:** 5.7m x 3.9m (18'7" x 12'9"); with a fitted range of gloss grey wall and base units with complementary white quartz worktop, integrated Bosch electric fan oven and Bosch combination microwave oven, 4-ring ceramic hob with built-in extractor, integrated fridge freezer, integrated Bosch dishwasher, wine chiller, dining area with patio doors opening onto rear garden. There is a door to:

**INTEGRAL GARAGE:** 5.2m x 4.1m (17' x 13'5"); with electrically operated up-and-over sectional door, wall-mounted central heating boiler, to the rear of the garage is a utility space with base cupboards, laminate work surface, washing machine and tumble dryer, half-glazed PVC door leading to the rear garden.

#### **FIRST FLOOR:**

**SPACIOUS LANDING:** With window to front elevation and staircase off to second floor.

**BEDROOM ONE:** 4.5m x 3.5m (14'10" x 11'7").

**EN-SUITE SHOWER ROOM:** Housing 3-piece suite comprising low suite w.c, vanity wash hand basin, shower enclosure with fitted thermostatic shower and chrome heated ladder style towel rail.

**BEDROOM TWO:** 5.3m x 4.1m (17'3" x 13'5"); with feature pitched ceiling and Velux window with fitted blind to front elevation.

**BEDROOM THREE:** 3.7m x 2.8m (12'2" x 9'1"); with fitted wardrobe space and drawers.

**HOUSE BATHROOM:** Housing three-piece white suite comprising low suite w.c, wall-hung vanity washbasin, panelled bath with thermostatic shower over, glass shower screen and chrome heated ladder style towel rail.





## SECOND FLOOR:

**LANDING:** With Velux window.

**BEDROOM FOUR:** 4.6m x 3.8m (14'11" x 12'10"); with feature square window to the front.

**BEDROOM FIVE:** 5.6m x 2.8m (18'6" x 9'2"); with attractive outlooks across Chatburn village.

**SHOWER ROOM:** Housing 3-piece suite comprising low suite w.c, vanity wash hand basin, double walk-in shower with fitted thermostatic shower, fixed glass screen and chrome heated ladder style towel rail.

**OUTSIDE:** To the front of the property is a small lawn with hedging, tarmac driveway providing parking for 2 cars side by side. To the rear is a small enclosed garden with paved patio area, artificial lawn, outside tap, outside lighting and fence.

**HOLDING DEPOSIT:** £346.15

**DEPOSIT:** £1,730.00

**RESTRICTIONS:** No pets and no Smokers.

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

**COUNCIL TAX:** Band F £3,180.30 (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.







## CONFIDENCE GUARANTEE

FREE Property Appraisal  
Full Reference Checks  
Total Transparency  
40+ Year's Experience  
End Of Tenancy Management



arla | propertymark

PROTECTED



CALLING ALL  
LANDORDS!

LET us LET your property to the right tenant

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

28-30 Parson Lane, Clitheroe, BB7 2JP  
T: 01200 444477 E: [lettings@honeywell.co.uk](mailto:lettings@honeywell.co.uk)

 HoneywellEstateAgents

 HoneywellAgents

[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.

3 The Cutting, Chatburn, BB7 4FB