

THE FLAT
76-78 BAWDLANDS
CLITHEROE
BB7 2LA



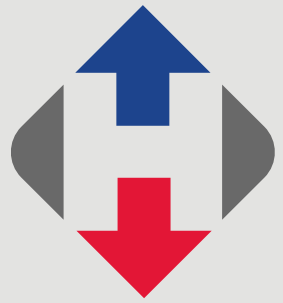
£750 per month



- Large 1st floor apartment
- 3 bedrooms
- Lounge with dining area
- Kitchen with appliances
- 2 parking spaces
- Gas central heating & double glazing
- Convenient for town centre
- Unfurnished. Min. 12-month tenancy

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A very spacious first floor apartment situated in this convenient location within walking distance of Clitheroe town centre, Booths supermarket and the train station. The apartment is accessed from the rear and has a staircase leading to the landing, a large lounge and dining area with Velux skylight and window to the rear, and a kitchen with appliances. An inner hallway leads to three bedrooms and a 3-piece bathroom with shower over the bath.



The property benefits from two parking spaces, CCTV, gas central heating, PVC double glazing, an entry phone system and walk-in wardrobe in the master bedroom. Viewing is recommended.

LOCATION: From our letting office carry straight on at the mini roundabout over the railway bridge into Bawdlands. The apartment is located above Blakeys Lock and Key shop and is accessed from the rear. When facing the shop turn up the street to the right of the building and turn left.

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

REAR ENTRANCE DOOR: Leading to staircase off to first floor.

LANDING: With window and main front door into the apartment.

HALLWAY: With coat hooks and doorway to:

LIVING AREA: 5.5m x 4.1m (18'2" x 13'6"); with Velux and PVC window to rear elevation, space for living area and dining table and chairs.

KITCHEN: 2.6m x 1.9m max (8'8" x 6'2" max); with a fitted range of cream wall and base units with complementary laminate work surface and tiled splashback, one bowl stainless steel sink unit with mixer tap, integrated electric fan oven, 4-ring electric hob with stainless steel extractor canopy over, washing machine, fridge-freezer, fitted shelving and wall-mounted combination central heating boiler.

INNER HALLWAY: Leading to 3 bedrooms and bathroom.

BEDROOM ONE: 4.1m x 3.1m (13'5" x 10'1"); with a good-sized walk-in wardrobe with hanging rail and feature exposed beam.

BEDROOM TWO: 4.2m x 2.4m (13'9" x 8'0"); with feature exposed beam.

BEDROOM THREE: 2.9m x 2.6m (9'7" x 8'7"); with feature exposed beam.

BATHROOM: 3-piece white suite comprising low suite w.c. with push button flush, wall-hung wash-hand basin with chrome mixer tap and vanity mirror over and shaver point, panelled bath with chrome taps and thermostatic shower over with folding glass shower screen, fully tiled walls, extractor fan and chrome heated ladder style towel rail.





OUTSIDE: There are 2 parking spaces.

HEATING: Gas central heating and UPVC double glazing.

DEPOSIT: £865.00.

RESTRICTIONS: No Pets. No Smokers.

AVAILABLE: Immediately. Minimum 12-month tenancy.

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

COUNCIL TAX: Band A £1,463.70 (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




CALLING ALL LANDORDS!

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

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