

36A HIGHFIELD ROAD
CLITHEROE
BB7 1NE

£550 per month

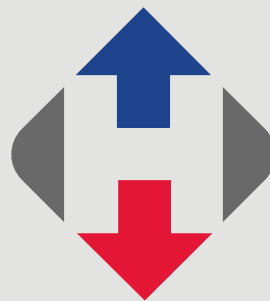


- Cute back-to-back cottage
- Open-plan lounge & kitchen
- Feature fireplace with log burner
- Double bedroom, large bathroom
- Large south-west facing garden
- PVC double glazing & Gas CH
- Quiet private location
- Unfurnished. Min. 12-month tenancy

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A lovely stonebuilt back-to-back cottage situated away from the road in this quiet location with a lovely long south-west facing garden.

This attractive cottage has an open-plan lounge and kitchen with exposed beams and feature fireplace housing a multi-fuel cast iron stove, a range of kitchen units with built-in oven, induction hob and dishwasher. Upstairs there is a double bedroom and a spacious 3-piece bathroom with shower over the bath, also in the bathroom is a utility cupboard housing the washing machine and tumble dryer which are included.



Outside there are steps up through a wrought iron gate to a paved patio area leading to a long garden with greenhouse, storage sheds and planting areas.

LOCATION: Passing Homebase on the left-hand side turn second right into Highfield Road. On the right hand side, and to the left of number 36, walk through the walkway and then through the gate marked 36A.

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

ENTRANCE: Through PVC front door into:

OPEN-PLAN LOUNGE & KITCHEN AREA: 4.7m x 4.0m (15'6" x 13'2");

Lounge: With feature exposed beams, feature stone fireplace housing cast iron multi-fuel stove set on stone flagged hearth, understairs storage area, attractive outlooks across the garden and laminate flooring.

Kitchen: With a fitted range of white wall and base units with complementary grey laminate work surface and tiled splashback, stainless steel sink unit with mixer tap, electric fan oven, 4-ring induction hob, integrated slimline dishwasher and staircase off to the first floor.

FIRST FLOOR:

LANDING:

BEDROOM: 4.1m x 2.7m (13'6" x 8'10"); with outlooks across the garden.

BATHROOM: Spacious bathroom with 3-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, storage cupboards under and vanity mirror over, panelled bath with chrome taps and Mira thermostatic shower over with glass shower screen. Part-tiled walls, storage cupboard housing Viessmann combination central heating boiler and over stairs utility cupboard housing the washer and tumble dryer which are including within the let.

OUTSIDE: Steps up through a wrought iron gate lead to a paved patio area and a long south-west facing garden which is well-stocked with plants and shrubs. There is a range of storage sheds, greenhouse, planting borders and timber boundary fence.





HEATING: Gas central heating and PVC double glazing.

SERVICES: Mains gas, electric, water and drainage are connected.

DEPOSIT: £634.00.

RESTRICTIONS: No Pets. No Smokers.

AVAILABLE: Immediately. Minimum 12-month tenancy.

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

COUNCIL TAX: Band A £1,397.50 (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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