

57 MEARLEY SYKE
CLITHEROE
BB7 1JG



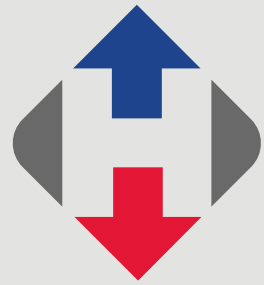
£1,100 per month (gardener included)



- Well-presented semi-detached house
- Lounge, dining room, conservatory
- 3 bedrooms
- Modern fitted kitchen
- Driveway for 1 car
- 3-piece bathroom with shower
- Front & rear garden, gardener included
- Unfurnished. Min 12 month tenancy.

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A tastefully decorated semi-detached house, situated on the popular development of Highmoor Park which is a few minutes drive from both the town centre and the A59. The property offers well-planned accommodation which comprises lounge, dining room, conservatory, modern fitted kitchen, three bedrooms and a three-piece bathroom with shower. Outside, there is a garden to the front and rear of the property as well as a useful garden shed. There is also a driveway offering parking for one car.



LOCATION: From Clitheroe town centre continue along Castle Street and turn right by the library clock into Wellgate. Continue to the 'Stop' sign and turn right, then immediately left into Shawbridge Street, which becomes Pendle Road and at the mini roundabout turn left into Highmoor Park and continue to the T-junction. Turn left into Mearley Syke, 57 can be found on the right-hand side.

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

ENTRANCE HALLWAY: with staircase to first floor.

LOUNGE: 3.5m x 4.4m (11'6" x 14'5")

DINING ROOM: 2.6m x 3.1m (8'7" x 10'1")

CONSERVATORY: 2.4m x 3.4m (7'9" x 11'3") with door to rear garden.

KITCHEN: 1.8m x 3.1m (6" x 10'1") with a range of cream wall and base fitted units and complementary work surfaces, oven, 4 ring electric hob with extractor over, fridge/freezer, space for a washing machine, sink & drainer unit and wall mounted central heating boiler.

FIRST FLOOR LANDING: with storage cupboard.

BEDROOM ONE : 3.9m x 2.6m (12'8" x 8'8") with fitted wardrobes and storage cupboard.

BEDROOM TWO: 2.2m x 2.8m (7'4" x 9'2")

BEDROOM THREE: 2.2m x 2.2m (7'2" x 7'4") single bedroom.

HOUSE BATHROOM: 3 piece suite in white comprising a low level wc, pedestal handwash basin, panelled bath with electric shower, partially tiled walls, vanity cupboard and heated towel rail.





OUTSIDE: to the front of the property is an easy to maintain garden and driveway for one car. To the rear is a small patio area with steps leading down to the rest of the garden. There is also a pathway which leads round the side of the house where you can find a garden shed.

DEPOSIT: £1,269.00.

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band C, £1,951.60 (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.

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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