

FLAT 4
9A YORK STREET
CLITHEROE
BB7 2DH

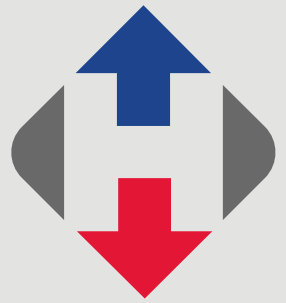
£950 per month



- Stunning top floor apartment
- Two bedrooms
- Open plan kitchen and living space
- Town centre location
- Accommodation across two floors
- Spacious 3-piece shower room
- Furnished. Min 12-month tenancy.
- Available end of January 2025

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A beautifully presented top floor apartment in a desirable development of flats. The apartment offers stunning features such as exposed beams, arched windows and views of Pendle Hill. Accommodation comprises an open plan kitchen and living space, spacious shower room and two bedrooms with the master on a separate floor within the apartment.



This property is conveniently located in the town centre amongst Clitheroe's many and ever-growing amenities.

LOCATION: From our sales office continue along Castle Street, passing the library on the left as the road turns into York Street. The White Horse building is on the left hand side shortly after the library.

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

ENTRANCE: communal entrance with staircase to the first and second floor.

ENTRANCE HALLWAY: upon entering the flat there is an inner hallway with an intercom system and staircase to the first floor of the apartment.

KITCHEN/LIVING SPACE: 3.8m x 5.6m (12'6" x 18'5"); open plan kitchen and living space. The living space comprises two picturesque arched windows with views on Pendle Hill, there is also a decorative fireplace. The shaker style kitchen comprises wall and base fitted units in grey with complementary wood effect work surfaces, fridge/freezer, oven, 4 ring induction hob with extractor over, tiled splashback, integrated dishwasher and a sink and drainer unit.

BEDROOM TWO: 1.6m x 3.9m (5'3" x 3'7"); with understairs storage.

SHOWER ROOM: a spacious 3-piece shower room in white comprising a large walk in shower enclosure with a rainfall shower and smaller shower head, low level wc with push button flush, pedestal handwash basin, wall fitted vanity cabinet and partially tiled walls. There is also a cupboard housing a washing machine and central heating boiler.

FIRST FLOOR:

BEDROOM ONE: 3.9m max or 2.5m min x 3.9m (12'9" max or 8'2" min x 12'9"); with stunning exposed beams and wall to wall fitted wardrobe/storage space.





HOLDING DEPOSIT: £219.23

DEPOSIT: £1,096.00.

RESTRICTIONS: No pets and no Smokers.

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.





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3 The Cutting, Chatburn, BB7 4FB

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