

4A ESHTON TERRACE
CLITHEROE
BB7 1BQ

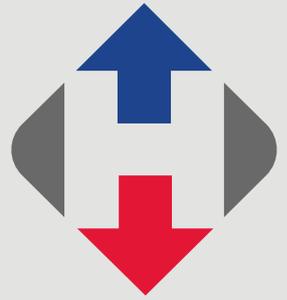
£795 per month



- Superb first floor duplex apartment
- 2 bedrooms
- Modern bathroom with shower
- Stunning kitchen with appliances
- Lounge with feature fireplace
- Prime town centre location
- Easy to maintain garden area
- Unfurnished. Min 12-month tenancy.

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A stunning first floor duplex apartment situated in an enviable position, close to Holmes Mill and the wide range of amenities which Clitheroe has to offer. The property has been fully refurbished, with thoughtful design and modern living in mind, making it an ideal home for today's young professionals. The accommodation briefly comprises spacious entrance hall, superb open-plan kitchen and living area, two bedrooms and bathroom with shower.



Outside, there is a good-sized, gravelled front garden area.

LOCATION: From our office proceed down Parson Lane and continue straight on at the mini roundabout, over the railway bridge into Bawdlands and turn first left into Corporation Street. Turn left and carry straight on over the level crossing into Eshton Terrace. 4a can be found on the left-hand side just before the turning into Woone Lane.

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

ENTRANCE VESTIBULE:

ENTRANCE HALL: Staircase to accommodation.

LANDING: With staircase to second floor.

OPEN-PLAN KITCHEN LIVING AREA:

Kitchen: 3.1m x 2.4m (10'0" x 8'0"); with a range of contemporary fitted wall and base units with complementary wood effect laminate working surfaces and breakfast bar, integrated electric oven, 4-ring electric hob with extractor over, integrated fridge, integrated freezer and open to:

Living Area: 4.3m x 3.4m (14'0" x 11'0"); with panelled walls and attractive decorative fireplace.

BEDROOM TWO: 3.4m x 1.8m (11'0" x 6'0").

BATHROOM: 3-piece white suite comprising w.c. with push button flush, vanity wash-hand basin with cupboards under, panelled bath with thermostatic shower over, built-in cupboard housing hot water tank and plumbing for a washing machine.

SECOND FLOOR:

BEDROOM ONE: 4.3m x 4.0m (14'0" x 13'0"); with a range of modern matching bedroom furniture comprising triple wardrobe, two bedside cabinets and large set of drawers. Lovely views towards Clitheroe Castle.





OUTSIDE: The property enjoys a garden forecourt with gravelled area and paved path.

DEPOSIT: £917.00

RESTRICTIONS: No Pets and no Smokers

AVAILABLE: Immediately. Minimum 12 months tenancy.

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

COUNCIL TAX: Band A, £1,531.40 (April 2025)

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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