

14 PARK STREET
CLITHEROE
BB7 1HR

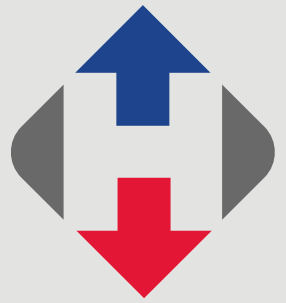
£825 per month



- Lovely stonebuilt terraced cottage
- Lounge open to modern kitchen
- 2 bedrooms
- 3-piece bathroom
- Good-sized rear yard with store
- Quiet residential area
- Presented to a high standard
- Unfurnished. Min. 12-month tenancy

honeywell-lettings.co.uk

This attractive mid-terrace cottage is situated on a quiet residential street, yet is conveniently placed for Clitheroe town centre and all its local amenities. The property has been fully renovated and offers spacious, modern accommodation which has been neutrally decorated throughout. The house comprises a lounge open to a fitted dining kitchen, two bedrooms and a contemporary white bathroom suite with shower tap fitment.



Outside, there is a generous rear yard with a useful outdoor store/workshop.

LOCATION: Leave Clitheroe town centre, passing Sainsbury's on the left-hand side, continue straight on at the mini roundabout into Whalley Road. After approximately ½ mile turn left into Park Street and number 14 can be found on the right hand side.

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

LOUNGE: 4.0m x 3.7m (13'0" x 12'0"): open to:

DINING KITCHEN: 3.3m x 3.0m (10'8" x 9'9"): with a range of modern gloss fitted wall and base units with complementary wood effect laminate working surfaces, integrated electric oven, 4-ring ceramic hob with extractor over, plumbing for washing machine, good-sized understairs storage cupboard and door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.0m x 3.4m (13'0" x 11'0").

BEDROOM TWO: 3.3m x 1.9m (10'8" x 6'1").

BATHROOM: Modern 3-piece white suite comprising pedestal washbasin, low suite w.c. and panelled bath with shower tap fitment, chrome ladder style radiator.

OUTSIDE: Good-sized enclosed rear yard with outside light, outside tap and useful store/workshop.





DEPOSIT: £951.00.

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 (£1,531.40, 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.





CONFIDENCE GUARANTEE

- FREE Property Appraisal
- Full Reference Checks
- Total Transparency
- 40+ Year's Experience
- End Of Tenancy Management



**CALLING ALL
LANDORDS!**

LET us LET your property to the right tenant

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

28-30 Parson Lane, Clitheroe, BB7 2JP
T: 01200 444477 E: lettings@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell-lettings.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.

14 Park Street, Clitheroe, BB7 1HR