

APARTMENT 4
ROSSENDALE HOUSE
40A YORK STREET
CLITHEROE
BB7 2DL

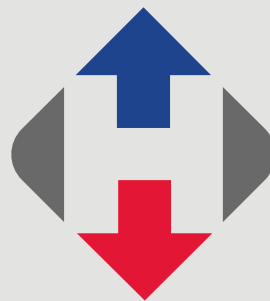
£795 per month



- Brand new ground floor apartment
- Open-plan living area
- 2 bedrooms (1 master & 1 single)
- Superb 4-piece bathroom
- Entry door system
- Stunning stone conversion
- Prime central location
- Unfurnished. Min. 12-month tenancy

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Rossendale House is a fantastic conversion of this stunning period stone building which is situated on York Street on the edge of the town centre and close to all the shop and amenities. Apartment 4 is situated on the ground floor and offers bright accommodation which is well finished with a shaker style kitchen with appliances, 4-piece bathroom with separate shower, a good-sized master bedroom and second single bedroom/study.



The building's entrance is via an imposing doorway into a wood panelled communal entrance hallway with herringbone flooring. The apartment itself has a hallway with cupboard for a washing machine, an open-plan living and kitchen area, double master bedroom, single bedroom/boxroom and 4-piece bathroom. The apartment has gas central heating, PVC double glazing and a mixture of carpeted and luxury vinyl tile flooring.

LOCATION: From Clitheroe town centre travel down Castle Street onto York Street. Pass The Grand on the right hand side and the property is on the right hand side opposite the grounds of Clitheroe Grammar School Sixth Form.

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

ENTRANCE: Into communal hall with wood panelled walls and contemporary herringbone flooring. Entrance into the apartment through front door into:

HALLWAY: With LED recessed spotlighting and storage cupboard with plumbing for a washing machine.

OPEN-PLAN LIVING AREA AND KITCHEN: 4.5m x 4.2m (14'10" x 13'10");

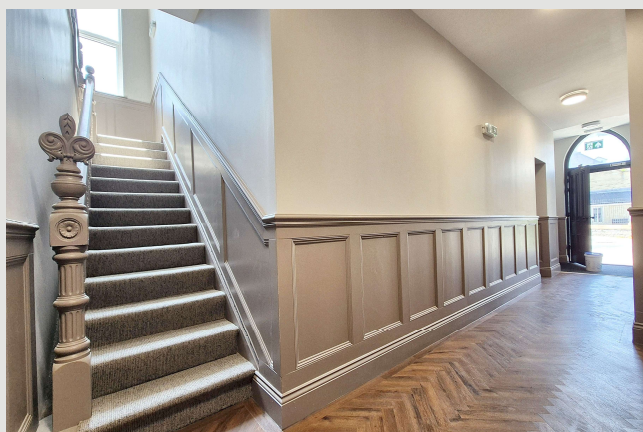
Living Area: Carpeted with television point and broadband point.

Kitchen Area: With a fitted range of grey shaker style wall and base units with complementary laminate work surface and upstand, one bowl single drainer sink unit with mixer tap, integrated electric fan oven, 4-ring ceramic hob with glass splashback and stainless steel extractor canopy over, integrated slimline dishwasher and fridge-freezer, vinyl tile flooring and storage cupboard set into alcove housing combination central heating boiler.

BEDROOM ONE: 2.9m x 4.2m (9'7" x 13'8").

BEDROOM TWO/BOX ROOM: 3.1m x 1.9m (10'1" x 6'2").

BATHROOM: 4-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, tiled splashback and storage cupboards under, panelled bath with chrome mixer tap and fitted shower enclosure with thermostatic shower with fixed showerhead and separate handheld showerhead, part-tiled walls, chrome heated ladder style towel rail, vinyl tile flooring and recessed spotlighting.





HEATING: Gas fired hot water central heating system complemented by double glazed windows in PVC frames.

DEPOSIT: £917.00.

RESTRICTIONS: No Pets, no Smokers.

AVAILABLE: Immediately. Minimum 12-month tenancy.

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

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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