

FLAT 3  
15 HIGHER PEAK CRESCENT  
CLITHEROE  
BB7 1QY

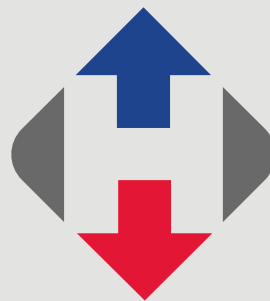
£1,200 per month



- Brand new 1st floor apartment
- 2 double bedrooms, 1 with en-suite
- Open-plan lounge & kitchen
- 3-piece bathroom with shower
- 2 private parking spaces
- Communal lawned gardens
- Brand new carpets and blinds
- Unfurnished. Min 12 month tenancy.

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A fantastic opportunity to rent this brand new first floor apartment which offers light and airy accommodation built to modern standards with an energy rating B. The apartment has a hallway with two store cupboards, the living area is open-plan with lounge and kitchen with outlooks towards Pendle Hill. The kitchen is fully integrated with built-in oven, hob, fridge-freezer, dishwasher and washing machine with under-unit lighting and smart wood effect vinyl flooring. There are two double bedrooms, the master has an en-suite shower room, and 3-piece bathroom with shower over the bath.



Outside the apartment has two allocated parking spaces, use of a bicycle storage room and good-sized lawned communal garden. The apartment is situated on the popular Half Penny Meadows development which offers good access to the town centre and the A59. Viewing is recommended.

**LOCATION:** Leave Clitheroe along Pendle Road and turn right at the roundabout into Halfpenny Meadows along Standen Hall Drive. Continue straight on then turn right onto Valley Road and left into Higher Peak Crescent. The apartment building (number 15) is on the left-hand side.

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

**COMMUNAL ENTRANCE HALL:** Spacious hall with staircase to first floor. Entrance into apartment.

**ENTRANCE HALL:** With window, 2 large storage cupboards and entry phone system.

**OPEN-PLAN LIVING AREA:** Lounge Area 3.2m x 4.8m (10'6" x 15'7"); with 2 windows. Kitchen Area 3.9m x 2.5m (12'8" x 8'2"); with 2 windows and a modern range of wall and base units with complementary light laminate work surface and upstand, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated electric fan oven, 4-ring gas hob with extractor over, integrated washing machine, dishwasher and fridge-freezer, under-unit LED lighting, extractor fan, newly fitted wood effect vinyl flooring and attractive views towards Pendle Hill.

**BEDROOM ONE:** 3.3m x 4.1m (10'11" x 13'3").

**EN-SUITE SHOWER ROOM:** 3-piece white Roca suite comprising a low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap and tiled splashback, corner shower enclosure with fitted thermostatic shower, part-tiled walls, chrome heated ladder style towel rail and extractor fan.

**BEDROOM TWO:** 2.7m x 4.1m (8'9" x 13'3").

**BATHROOM:** 3-piece white Roca suite comprising a low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap and vanity mirror over and a panelled bath with chrome mixer tap and thermostatic shower over with glass shower screen, part-tiled walls, tall heated chrome towel rail, extractor fan, recessed spot lighting and shaver point.

**OUTSIDE:** There is a private parking area with 2 allocated parking spaces and use of a bike store. There is a bin store and good-sized communal lawned garden with boundary hedging.

**HEATING:** Gas fired hot water central heating complemented by PVC double glazing.





**DEPOSIT:** £1,384.00.

**RESTRICTIONS:** No pets and no smokers.

**AVAILABLE:** Immediately.

**EPC:** The energy efficiency rating for this property is B (85).

**COUNCIL TAX:** The property has not yet been allocated a Council Tax Band. However, the other flats in the building are a Band C, £2,041.88 (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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Flat 3, 15 Higher Peak Crescent, Clitheroe, BB7 1QY

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