

21 EDISFORD ROAD  
CLITHEROE  
BB7 2LN

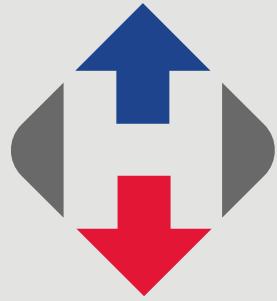
£1,200 per month



- Attractive semi-detached house
- Lounge with dual aspect
- 3-piece bathroom with shower
- Gardens to the front and rear
- 3 bedrooms
- Fitted dining kitchen
- Ground floor w.c.
- Unfurnished. Min 12-month tenancy.

**A mature semi-detached house in this attractive position around a semi-circular green, the house is set in good-sized gardens to the front and rear and offers well planning internal accommodation to suit most families.**

**The ground floor has a dual aspect lounge with two windows, there is a ground floor W.C. and a dining kitchen with oven and hob, space for table and chairs and glazed door leading to the garden. The first floor has 3 bedrooms and a 3-piece bathroom with shower over the bath. The property is bright and airy with modern white decoration; there is gas central heating and PVC double glazing. Viewing is recommended.**



**LOCATION:** Proceed along Parson Lane passing our Lettings office on the right. At the mini roundabout continue straight on over the railway into Bawdlands. Stay on this road, passing Rufus Carr Ford garage on the right, the road then turns into Edisford Road and the house can be found on the left-hand side.

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

**ENTRANCE HALL:** With staircase off to first floor.

**LOUNGE:** 4.6m x 3.6m (15'4" x 11'10"); dual aspect with windows to front & rear elevation, wall light points.

**DINING KITCHEN:** 4.5m x 2.9m (14'8" x 9'5") with fitted range of wood effect wall and base units with complementary laminate working surfaces and tiled splashbacks, 1 bowl stainless steel sink unit with mixer tap, integrated Bosch double oven, four ring stainless steel gas hob with extractor over, space for under counter fridge, plumbing for washing machine, central heating boiler concealed in kitchen wall cupboard, recessed spotlighting. Dining area with modern contemporary tall radiator and glazed PVC door opening onto rear garden. Understairs storage cupboard with coat hooks.

**W.C.:** Housing low suite w.c. with push button flush, wood effect vinyl flooring

**FIRST FLOOR:**

**LANDING:** Loft access, window to rear elevation, spindles and balustrade.

**BEDROOM ONE:** 3.6m x 2.9m (12' x 9'5") dual aspect with windows to front and rear, outlooks to the front across the green.

**BEDROOM TWO:** 2.9m x 2.5m (9'6" x 8'3").

**BEDROOM THREE:** 2.7m x 1.6m (9'2" x 5'5").

**BATHROOM:** Three-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, panelled bath with chrome mixer tap and thermostatic shower over with glass shower screen, part tiled walls and chrome heated ladder style radiator.





**OUTSIDE:** To the front of the property is a garden with boundary hedging and wrought iron gate, central Indian stone paved pathway to front door with garden areas to either side. Rear lawned garden with Indian stone paved pathway and boundary fencing.

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

**DEPOSIT:** £1,384.00

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

**EPC:** The energy efficiency rating for this property is D (68).

**COUNCIL TAX:** Band B £1,786.66 (April 2025).

**MINIMUM INITIAL FIXED TERM:** 12 months.

#### 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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