

1 LITTLEMOOR
CLITHEROE
BB7 1HF

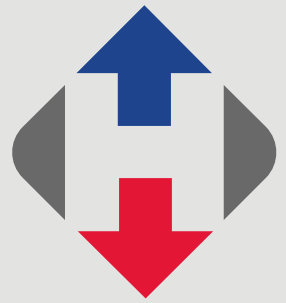
£800 per month



- Traditional, spacious house
- Recently refurbished
- Large bathroom with shower
- New fitted kitchen, rear porch
- Delightful private rear garden
- Two reception rooms, three bedrooms
- Envious edge of town location
- Unfurnished. Available immediately.

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Spacious mid-terraced house situated in a delightful position on the edge of Clitheroe, close to beautiful open countryside, yet within easy reach of all the local shops and amenities, as well as the A59. The property has recently been refurbished with new décor, carpets throughout and fitted kitchen. It offers substantial accommodation with entrance hall, sitting room with wood burning stove, dining room with log effect gas fire, rear porch and kitchen. On the first floor, there are three generous bedrooms and a spacious bathroom. Outside, the house enjoys a charming rear garden which adjoins open countryside.



LOCATION: Leaving Clitheroe along Whalley Road turn left into Littlemoor Road, after the Texaco filling station. Number 1 is located on the right hand side, next to the Ingham and Yorke offices.

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

ENTRANCE HALL: Staircase to first floor, understairs storage cupboard.

SITTING ROOM: 4.1m x 3.3m (13'7" x 10'11"); wood burning stove.

DINING ROOM: 4.1m x 3.7m (13'7" x 12'3"); log effect electric fire.

REAR PORCH: 3.7m x 1.5m (12'3" x 5'0").

KITCHEN: 2.9m x 2.1m (9'8" x 6'9"); with range of fitted wall and base units with complementary laminate working surfaces, built-in electric oven, 4-ring electric hob with extractor over, plumbing for washing machine.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.2m x 3.2m (13'11" x 10'7).

BEDROOM TWO: 4.2m x 3.7m (13'11" x 12'3").

BEDROOM THREE: 2.9m x 2.1m (9'8" x 7'0"); spacious walk-in cupboard.

BATHROOM: Housing three-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over, chrome towel radiator, built-in cupboard.





OUTSIDE: Delightful rear garden areas with good-sized lawns, mature planting borders, garden forecourt.

DEPOSIT: £923.00

RESTRICTIONS: No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band D.

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



1 Littlemoor, Clitheroe, BB7 1HF

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