

95A SALTHILL ROAD
CLITHEROE
BB7 1PE

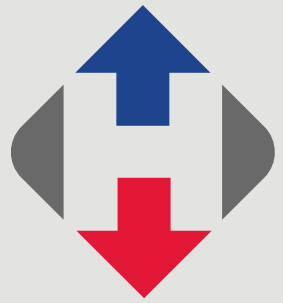
£1,200 per month



- Semi-detached house
- 3 bedrooms
- Lounge & fitted kitchen
- Dining room overlooking garden
- 3-piece bathroom
- Cul-de-sac location
- Garage, driveway & gardens
- Unfurnished. Min 12-month tenancy.

honeywell-lettings.co.uk

This semi-detached house is situated in a quiet cul-de-sac, within easy reach of Clitheroe town centre and its many amenities. The property offers bright and airy accommodation which briefly comprises entrance hall, lounge, dining room, contemporary fitted kitchen, three bedrooms and a modern three-piece bathroom with shower.



The property enjoys a spectacular garden to the rear, driveway, garage and front garden area.

LOCATION: From our sales office proceed down Castle Street and into York Street. At the roundabout take the third exit, then turn first left into Salthill Road. Continue to the end of the road and the house is situated on the left hand side.

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

ENTRANCE HALLWAY: With uPVC external door and staircase to first floor.

LOUNGE: 4.6m x 3.7m (15'1" x 12'0"); with bay window to the front, electric coal effect fire in feature surround and double doors to:

DINING ROOM: 3.7m x 3.0m (12'1" x 9'10"); with sliding patio doors to the rear garden.

KITCHEN: 3.8m x 2.5m (12'5" x 8'2"); a dual aspect room overlooking the rear garden, with a range of contemporary fitted wall and base units with laminate working surfaces, walk in pantry, integrated electric oven, four-ring gas hob with extractor over, integrated dishwasher, plumbing for washing machine, uPVC door to rear and understairs storage cupboard.

FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 4.6m x 3.3m (14'11" x 10'9"); with bay window overlooking the front of the house.

BEDROOM TWO: 3.8m x 3.4m (12'6" x 11'0"); with window overlooking the rear gardens.

BEDROOM THREE: 2.6m x 2.1m (8'7" x 6'10").

BATHROOM: 3-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with twin-head thermostatic shower over. Built in cupboards ideal for laundry storage.

OUTSIDE: Spectacular rear garden with large raised decking, mature borders, good-sized lawn with a westerly aspect for the afternoon sun. Lovely front garden, driveway for 2 cars and a large garage.





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

DEPOSIT: £1,384.00

RESTRICTIONS: No pets and no smokers.

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

COUNCIL TAX: Band D £2,297.12 (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.





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

95a Salthill Road, Clitheroe, BB7 1PE

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.