

29 WHITTLE CLOSE  
CLITHEROE  
BB7 1QT

£700 per month

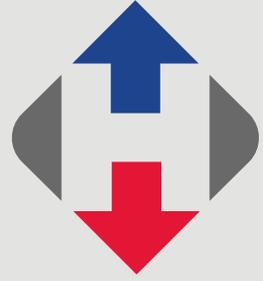


- First floor apartment
- Lounge, modern fitted kitchen
- Quiet cul-de-sac location
- Convenient for town centre
- Two bedrooms
- Modern bathroom with shower
- Private parking space
- Unfurnished. Over 55's only.

[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)

**Situated on a quiet cul-de-sac, within easy reach of the local amenities, this first floor accommodation is for over 55s only.**

**The property briefly comprises entrance hall, spacious lounge, contemporary fitted kitchen with appliances, two bedrooms and a modern bathroom with shower.**



**Outside, there are communal garden areas and private parking.**

**LOCATION:** From our sales office travel down Castle Street, turn right into Wellgate and follow the road to the end. Turn right at the T-junction and left at the roundabout, then immediately left again into Taylor Street. Follow the road down over the speed bumps and turn left into Whittle Close. The property is located at the end of the cul-de-sac.

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

**ENTRANCE HALL:** Staircase to accommodation.

**LANDING:** Built-in cupboard housing central heating boiler.

**LOUNGE:** 4.2m x 3.4m (13'9" x 11'2").

**KITCHEN:** 4.2m x 2.3m (13'9" x 7'7"); with range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four-ring ceramic hob, fridge freezer, integrated washing machine door to rear.

**BEDROOM ONE:** 4.1m x 2.9m (13'5" x 9'6").

**BEDROOM TWO:** 3.0m x 2.1m (9'11" x 6'11").

**BATHROOM:** Housing three-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower.

**OUTSIDE:** Private parking space. Use of communal garden areas.





**DEPOSIT:** £807.00

*This property is available with a Deposit-Free option which means that instead of paying a traditional five weeks security deposit, you pay a fee of one week's rent + VAT to become a member of Flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at [flatfair.co.uk](http://flatfair.co.uk)*

**RESTRICTIONS:** No Pets and No Smokers.

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band A, 1,531.40 (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.





## CONFIDENCE GUARANTEE

FREE Property Appraisal  
Full Reference Checks  
Total Transparency  
40+ Year's Experience  
End Of Tenancy Management



29 Whittle Close, Clitheroe, BB7 1QT

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LANDORDS!

LET us LET your property to the right tenant

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