

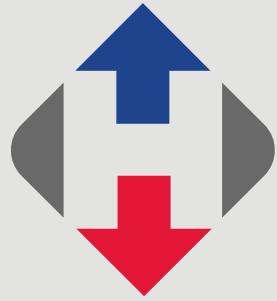
156a PIMLICO ROAD
CLITHEROE
BB7 4PT

£650 per month



- Recently redecorated first floor flat
- Lounge, kitchen
- Integrated appliances
- Located on the outskirts of Clitheroe
- Two bedrooms, shower room
- Flexible living accommodation
- Off-road parking for two cars
- Unfurnished. Min 12-month tenancy.

Located on the outskirts of Clitheroe, this recently redecorated first floor flat is conveniently located within walking distance of the town centre and local transport links.



Offering flexible living accommodation, the property briefly comprises of lounge, kitchen, two bedrooms and shower room.

The property also benefits from off road parking for two cars.

LOCATION: From our Lettings office on Parson Lane, turn right at the first mini roundabout then bear left at the second mini roundabout. Continue along Railway View and follow Waddington Road to the right, turn left at the next roundabout onto Pimlico Road and 156a is on the left-hand side after half a mile.

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

ENTRANCE HALL:

BEDROOM ONE: 3.0m x 2.2m (9'11" x 7'4"): With fitted furniture including double wardrobe, drawers, and shelving.

BEDROOM TWO: 2.9m x 2.9m (9'8" x 9"8").

LOUNGE: 3.5m x 3.5m (11'7" x 11'7").

KITCHEN: 3.3m x 2.0m (10'11" x 6'8"); With range of attractive fitted wall and base units with complimentary work surfaces, and integrated appliances including fridge freezer, electric oven, electric hob, washing machine and slimline dishwasher.

SHOWER ROOM: Fully tiled shower room comprising of walk-in shower cubicle with electric shower, twin flush low-level w.c, matching pedestal wash basin and two ladder style towel radiators.

STOREROOM: Housing combination boiler.





OUTSIDE: With off-road parking for two cars.

DEPOSIT: £750.00.

RESTRICTIONS: No pets and no Smokers.

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

COUNCIL TAX: Band B £1,786.66 (2025/2026).

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

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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

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