

43a MOOR LANE
CLITHEROE
BB7 1BE

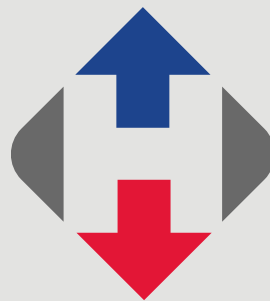
£925 per month



- 1st floor duplex apartment
- 2 double bedrooms, utility room
- Superb open-plan kitchen & lounge
- Luxury 3-piece shower room
- Prime town centre location
- Presented to a high standard
- Deceptively spacious accommodation
- Unfurnished. Minimum 12-month tenancy

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We are delighted to offer this exceptional first floor duplex apartment, which is situated in a prime central location, and within easy reach of the abundance of amenities which Clitheroe has to offer. The property is deceptively spacious throughout and has been thoughtfully modernised and refurbished to a very high standard.



The accommodation briefly comprises entrance hall with staircase to the first floor which has two double bedrooms, a modern three-piece shower room and a small utility room. On the second floor, there is a large, fabulous open-plan kitchen and living space. Early viewing is highly recommended.

LOCATION: From Sainsbury's, walk up the main street towards the town centre and the property is on the right-hand side, above George and Gracie's hairdressers.

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

ENTRANCE: Staircase to first floor.

FIRST FLOOR:

LANDING: With staircase to second floor.

BEDROOM ONE: 4.1m x 3.2m (13'4" x 10'4"); with original decorative fireplace.

BEDROOM TWO: 3.9m x 3.3m (12'8" x 10'8"); with views towards Pendle Hill.

SHOWER ROOM: With luxury, contemporary three-piece white suite comprising low suite w.c., vanity washbasin with cupboards under, walk-in shower enclosure with thermostatic shower, chrome ladder-style radiator and cupboard housing central heating boiler.

UTILITY ROOM: With plumbing for a washing machine.

SECOND FLOOR:

OPEN-PLAN KITCHEN & LOUNGE: 8.0m x 4.6m (26'0" x 14'11") plus recess; with a range of modern fitted wall and base units with complementary working surfaces, island incorporating breakfast bar, integrated electric oven, four-ring electric hob with extractor over, integrated fridge-freezer, integrated dishwasher, pleasant views to the front and rear.





DEPOSIT: £1,067.00.

RESTRICTIONS: No Pets. No Smokers.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is D (66).

COUNCIL TAX: The council tax band is to be confirmed.

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



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LANDORDS!**

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