

26 THE OLD COTTON MILL
PRIMROSE ROAD
CLITHEROE
BB7 1BS



£1,000 per month

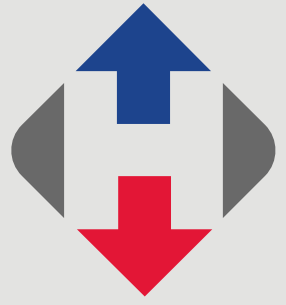


- 2-storey stonebuilt apartment
- Located within stunning mill conversion
- Open plan living dining kitchen
- Master bedroom & study/bedroom
- Modern luxury shower room
- 1 covered parking space underneath
- Smart modern decoration throughout
- Unfurnished. Minimum 12-month tenancy

honeywell-lettings.co.uk

A smart modern stonebuilt apartment situated within this fantastic mill conversion which has a beautiful central courtyard and a covered private parking space in the basement plus visitor parking spaces.

The property has accommodation arranged across two floors with a spacious entrance hallway, 2-piece cloakroom, open plan lounge and dining kitchen. The first floor has a master bedroom with feature exposed beams and built-in bed, there is a second bedroom or study and a luxury Villeroy & Boch 3-piece shower room with double shower enclosure. The property is tastefully decorated throughout and the kitchen has a full range of integrated appliances.



LOCATION: Leaving Clitheroe from Sainsbury's along Whalley Road, proceed straight on for approximately ½ mile and after passing Aldi on the left turn right onto Primrose Road. Continue straight on and continue round the right hand bend and then turn sharp left into The Old Cotton Mill and the parking can be found on the left hand side.

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

ENTRANCE: Through glazed front door into:

HALLWAY: With coat hooks and spindle staircase off to first floor.

CLOAKROOM: 2-piece white suite comprising low suite w.c. with push button flush, wall-hung wash handbasin with chrome mixer tap, cupboard under with charger point and light up mirror, recessed spotlighting and extractor fan.

OPEN PLAN LOUNGE & KITCHEN: 7.3m x 3.6m (23'10" x 11'8"); **Lounge Area:** With window to side elevation and understairs storage cupboard. **Kitchen:** With a fitted range of grey modern wall and base units with complementary white quartz work surface and splashback, one-and-a-half bowl sink unit with mixer tap, integrated Neff fan oven with ceramic 4-ring Neff hob with curved glass and stainless steel extractor canopy over, integrated fridge-freezer, integrated washer dryer and integrated slimline dishwasher, feature under-unit lighting, recessed spotlighting and breakfast bar.

FIRST FLOOR:

LANDING: With spindles and balustrade and Velux window.

BEDROOM ONE: 4.9m x 3.6m (15'11" x 11'8"); with 2 Velux windows, feature exposed beams, wall light points, fitted wardrobes and built-in king size 5ft bed with headboard.

STUDY/BEDROOM TWO: 3.6m narrowing to 2.6m x 2.5m (11'10" narrowing to 8'8" x 8'3); with Velux window, recessed spotlighting, fitted desk and shelves and over stairs storage cupboard.





SHOWER ROOM: 3-piece white suite comprising low suite w.c. with push button flush, wall-hung wash-handbasin with chrome mixer tap, cupboard under with charger point and large LED backlit vanity mirror over, double shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, part-tiled walls, tiled floor, tall heated ladder style towel rail, extractor fan and recessed spotlighting.

OUTSIDE: The property benefits from a car port situated underneath the apartment providing covered parking for one car.

DEPOSIT: £1,153.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Available Early June 2024. **MINIMUM INITIAL FIXED TERM:** 12 months.

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

COUNCIL TAX: Band B £1,707.65 (April 2024).

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



26 The Old Cotton Mill, Clitheroe, BB7 1BS

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

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.