

27 MEARLEY SYKE  
CLITHEROE  
BB7 1LG

£1,200 per month

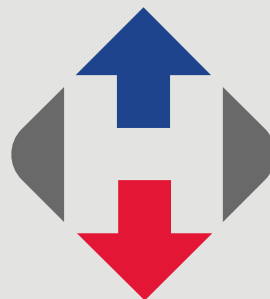


- Beautifully presented quasi-semi
- Recently modernised throughout
- Lounge, Kitchen/Diner & Conservatory
- Gardens to front & rear
- 3 bedrooms
- 3-piece shower room
- Parking for 2 cars
- Unfurnished. Min 12-month tenancy

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**This modern quasi-semi is situated in a favoured cul-de-sac location in this popular, convenient residential area, within easy reach of the town centre and most amenities.**

**The property has recently been modernised throughout and offers well-presented accommodation comprising lounge, fitted dining kitchen, conservatory, three bedrooms and three-piece bathroom.**



**Externally the house enjoys private parking for two cars. There are gardens to the front and rear.**

**LOCATION:** From Clitheroe town centre continue along Castle Street and turn right by the library clock into Wellgate. Continue to the 'Stop' sign and turn right, then immediately left into Shawbridge Street, which becomes Pendle Road and at the mini roundabout turn left into Highmoor Park and continue to the T-junction. Turn left into Mearley Syke, and then left at the bottom and No 27 is in the first cul-de-sac on the right.

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

**ENTRANCE:**

**ENTRANCE HALLWAY:** with alarm panel and staircase to first floor.

**LOUNGE:** 4.4m x 3.5m (14'5" x 11'6"); feature fireplace housing an electric fire with surround, understairs storage cupboard. Open to:

**KITCHEN/DINER:** 3.1m x 4.5m (10'2" x 14'9") modern fitted range of wall and base units with complementary work surfaces, integrated fridge/freezer, sink and drainer, oven, 4 ring induction hob with extractor canopy, space for a washing machine & cupboard housing the boiler, sliding door leading to:

**CONSERVATORY:** 3.2m x 2.3m (10'6" x 7'8"); with door to rear garden.

**FIRST FLOOR:**

**FIRST FLOOR LANDING:** with storage cupboard

**BEDROOM ONE:** 2.7m x 3.9m (8'9" x 12'10") with fitted wardrobes and storage cupboard.

**BEDROOM TWO:** 2.7m x 2.2m (9' x 7'4").

**BEDROOM THREE:** 2.2m x 2.2m (7'3" x 7'2").

**BATHROOM:** Contemporary 3-piece white suite comprising low suite w.c., pedestal washbasin with cupboard above, corner shower enclosure with rainfall shower head and single shower head, wall mounted cupboard, tiled floor and walls, recessed spotlighting, extractor fan.





**OUTSIDE:** To the front is a mowed lawn and parking for two cars, gated access round the side which leads to the rear. To the rear is a patio area, mowed lawn and shed.

**HEATING:** Gas fired hot water central heating system.

**DEPOSIT:** £1,384.00.

**AVAILABLE:** Immediately.

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

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

**COUNCIL TAX:** Band C, £1,951.60 (April 2024).

**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.





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

5 Chatburn Road, Clitheroe, BB7 2AW

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