

56 CHATBURN ROAD
CLITHEROE
BB7 2AP

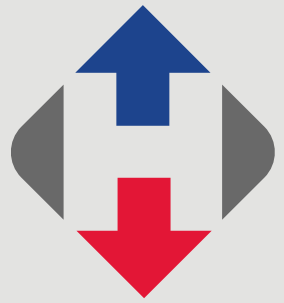
£875 per month



- Attractive stone-built mid terrace
- Fitted kitchen
- Lounge, dining room
- Two bedrooms, house bathroom
- Enclosed rear yard, useful garage
- Available mid-November
- Gas CH & UPVC double glazing
- Unfurnished. Min 12-month tenancy.

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A spacious garden-fronted stone-built mid-terrace situated within walking distance of Clitheroe town centre. On the ground floor are two reception rooms and fitted kitchen with integrated appliances. Upstairs are two bedrooms, one with fitted wardrobes and three-piece house bathroom.



Externally there is a low maintenance garden to the front and to the rear an enclosed yard with useful garage. Viewing is recommended.

LOCATION: From Clitheroe town centre continue straight on past the library clock into York Street. Continue straight on at the roundabout into Chatburn Road and the house can be found on the right-hand side.

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

ENTRANCE PORCH:

HALLWAY:

LOUNGE: 4.2m x 3.6m (13'8" x 11'11"); with feature fireplace housing wood burning stove

DINING ROOM: 4.3m x 2.2m (14'0" x 7'4"); with feature fireplace housing wood burning stove, and useful understairs storage cupboard.

KITCHEN: 4.3m x 2.2m (14'2" x 7'1"); with a range of fitted base and matching wall cupboards with complementary work surfaces, built-in fridge, freezer, double electric oven and grill, electric hob with extractor hood over. Built-in dishwasher, plumbed and drained for an automatic washing machine, one-and-a-half bowl sink unit, vinyl flooring, part-tiled walls and external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.6m x 3.6m (11'8" x 11'8"); with built-in wardrobes with mirrored sliding doors.

BEDROOM TWO :4.2m x 2.8m (13'8" x 9'1");

BATHROOM: With white 3-piece suite comprising a low level w.c., wash handbasin and a panelled bath with plumbed shower and fixed concertina glass shower screen.

OUTSIDE: To the front of the property is a low maintenance garden with wrought iron railings and gate. To the rear of the property is an enclosed flagged yard with useful garage.





DEPOSIT: £1,009.00

RESTRICTIONS: Pets by application and no smokers.

AVAILABLE: Mid November

EPC: D56

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

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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