

2 ELIZABETH COURT
CLITHEROE
BB7 1FB

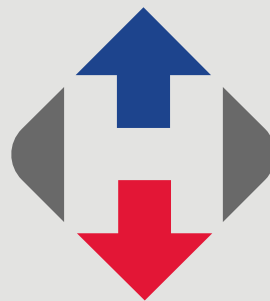
£1,000 per month



- Modern semi-detached family home
- 3 bedrooms, master en-suite
- Living room & fitted dining kitchen
- House bathroom with shower
- Lawned garden, allocated parking
- Walking distance to town centre
- Close to Primrose Nature Reserve
- Unfurnished. Min 12 month tenancy.

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Situated a 10-15 minute walk to Holmes Mil and Clitheroe town centre, and only a stone's throw away from Primrose Nature Reserve, this modern semi-detached home was built in 2013. The property is well presented throughout with bright, airy accommodation which comprises an entrance hallway, lounge, fully fitted dining kitchen, three bedrooms, the master with an en-suite bathroom, and a house bathroom with plumbed shower.



To the rear of the property is a good-sized garden with lawn and patio. The property also benefits from two allocated parking spaces.

LOCATION: From our rental office, travel down Parson Lane and straight over the mini roundabout onto Bawdlands. Turn left after The Horseshoe Inn onto Corporation Street and then left at the next junction onto Eshton Terrace. Follow the road over the railway line before turning right onto Woone Lane. Follow Woone Lane, passing the nature reserve on the left before turning right onto Edward Drive. From here, turn right again onto Elizabeth Close. Number 2 is on the right-hand side.

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

ENTRANCE HALLWAY: With a composite external door and staircase to the first floor landing.

LOUNGE: 4.6m max/3.7m min x 3.9m (14'11" max/12'0" min x 12'8"); with understairs storage cupboard.

DINING KITCHEN: 3.6m max/2.5m min x 4.8m (11'8" max/8'1" min x 15'7"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces, a range of built-in appliances including fridge-freezer, dishwasher, washing machine and electric oven with a 4-ring electric hob and stainless steel extractor hood over, one-and-a-half bowl stainless steel sink unit, laminate wood effect flooring and UPVC French doors to the rear of the property.

CLOAKROOM: 2-piece suite in white comprising a w.c. and pedestal wash-hand basin, part-tiled walls.

FIRST FLOOR:

LANDING: With built-in storage cupboard and attic access point.

BEDROOM ONE: 3.6m max/2.8m min x 3.0m (11'8" max/9'1" min x 9'9"); with built-in storage cupboards.

EN-SUITE: 3-piece suite in white comprising a wash-hand basin, w.c. and corner shower enclosure with plumbed shower, part-tiled walls, low voltage lighting, extractor fan, heated stainless steel towel rail.

BEDROOM TWO: 2.9m max/2.5m min x 2.3m (9'5" max/8'1" x 7'5").

BEDROOM THREE: 2.2m max/1.8m min x 2.3m (7'1" max/5'9" min x 7'5").

BATHROOM: 3-piece suite in white comprising a wash-hand basin, w.c. and a panelled bath with plumbed shower over and vanity screen, low voltage lighting, extractor fan, part-tiled walls and heated stainless steel towel rail.





OUTSIDE: To the front of the property is a small lawned area with shrubs. There is a pathway leading around the side of the property to a good-sized enclosed private rear garden, the majority of which is laid to lawn with a paved patio area and timber storage shed. To the side of the property is a car park and the property has 2 allocated parking spaces.

DEPOSIT: £1,153.00.

RESTRICTIONS: No pets and no smokers.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is C (78).

COUNCIL TAX: Band C, £2,041.88 (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.





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