

35 LOWERGATE
CLITHEROE
BB7 1AD

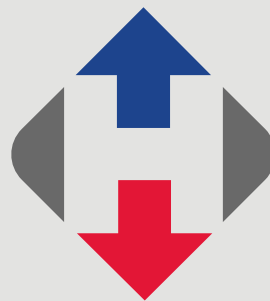
£895 per month



- Semi-detached house
- Superb town centre location
- 2 bedrooms
- 2 separate reception rooms
- Gardens to front & rear
- Modern shaker style kitchen
- Spacious 3-piece bathroom
- Unfurnished. Min 12 month tenancy.

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An attractive semi-detached house situated in the centre of town, close to all the shops and amenities, which offers spacious accommodation. On the ground floor there is a porch, hallway, two separate reception rooms, a modern fitted kitchen with oven and hob and a useful lean-to providing space for a washing machine and storage. Upstairs there is a spacious landing, two bedrooms and good-sized 3-piece bathroom with heritage style suite and shower over the bath.



Externally there is a forecourt garden to the front and at the rear is an enclosed garden with patio with surrounding raised planters. There is a private parking space for one car to the rear which can be rented as an extra if private parking is required. Viewing is essential.

LOCATION: On foot from Castle Street, turn right down the hill into King Lane passing DJP Domestics on the left-hand side. When King Lane meets Lowergate, the house can be found directly ahead next to the entrance to Candlemakers Court.

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

ENTRANCE: Through hardwood front door into:

ENTRANCE VESTIBULE: With glazed door leading to:

HALLWAY: With feature arch and spindle staircase off to first floor.

SITTING ROOM: 3.7m x 3.4m (12'0" x 11'2"); with feature exposed beams, wall light points, fireplace with electric stove and meter cupboard.

LOUNGE: 4.5m x 3.7m (14'10" x 12'2"); with feature exposed beams, wall light points, decorative fireplace with attractive surround, stone flagged hearth and cast iron interior, understairs storage cupboard with electric light.

KITCHEN: 2.8m x 2.3m (9'3" x 7'8"); with modern fitted grey shaker style wall and base units with complementary wood effect laminate work surface and tiled splashback, one bowl stainless steel sink unit with mixer tap, electric fan oven, 4-ring ceramic hob with glass and stainless steel extractor canopy over, space for fridge-freezer, recessed spotlighting, 2 windows and door leading to:

LEAN-TO: 3.1m x 1.9m (10'2" x 6'1"); with glass roof, half-glazed door to rear garden and plumbing for a washing machine.

FIRST FLOOR:

SPACIOUS LANDING: With spindles and balustrade.

BEDROOM ONE: 4.7m x 4.3m (15'6" x 14'3"); with feature leaded and stained glass front window.

BEDROOM TWO: 3.9m x 2.7m (12'8" x 8'11").

BATHROOM: 3-piece white heritage style suite with w.c., wash-hand basin, bath with chrome shower-tap fitment and thermostatic shower over with fixed showerhead and separate handheld showerhead, part-tiled walls, glass shower screen, period style cast iron radiator with chrome heated towel rail, airing cupboard housing central heating boiler, recessed spotlighting, exposed beams and laminate flooring.





OUTSIDE: To the front of the property is a forecourt garden with wrought iron gate and pathway to front door. To the rear is an enclosed garden area with steps up to patio with planting borders, boundary wall and wrought iron gate to the side. Should a tenant require, there is one private parking space which will be available at a separate rent.

HEATING: Gas fired hot water central heating.

DEPOSIT: £1,032.00.

RESTRICTIONS: No pets and no smokers.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is D (57).

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

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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