

55 WOONE LANE
CLITHEROE
BB7 1BG



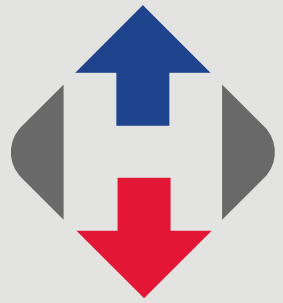
£850 per month



- Stonebuilt mid terrace
- Two double bedrooms
- Two separate reception rooms
- Attractive rear yard
- Parking for 1 car with EV charger
- Sought after location close to town centre
- Available immediately
- Unfurnished. Min 12-month tenancy.

honeywell-lettings.co.uk

A well-presented stonebuilt mid terrace house which is within walking distance of Clitheroe town centre. The house offers great accommodation with two separate reception rooms and a kitchen to the rear. Upstairs there are two double bedrooms and a spacious 3-piece bathroom over the kitchen. Outside to the rear is a two-tier yard offering a pleasant outside space and seating area. There are double gates which open to provide parking for one small or medium car with Podpoint EV charger.



LOCATION: Leave the town centre passing Sainsbury's on your left and take the second exit from the mini roundabout into Whalley Road, turn first right and left into Woone Lane, number 55 can be found on the left hand side.

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

ENTRANCE VESTIBULE: With a hardwood front door and half-glazed door leading to:

HALLWAY: With staircase to the first floor.

SITTING ROOM: 3.1m x 3.5m (10'2" x 11'6"); with storage cupboards and feature cast iron fireplace with stone flagged hearth..

LOUNGE: 4.1m x 3.5m (13'7" x 11'7"); with feature fireplace with stone flagged hearth, and understairs storage cupboard.

KITCHEN: 2.8m x 3.4m (9'2" x 11'0"); with a range of two-tone cream and grey wall and base units with laminate wood effect work surfaces, integrated electric oven and four ring gas hob with a stainless steel extractor hood over. Plumbed and drained for an automatic washing machine and external door to the rear yard.

FIRST FLOOR:

LANDING: .

BEDROOM ONE: 4.1m x 3.5m (13'7" x 11'4");

BEDROOM TWO : 3.0m x 3.6m (9'10" x 11'10"); with over stairs storage cupboard with hanging rail.

BATHROOM: With a white heritage style 3-piece suite comprising a low level w.c., pedestal wash handbasin and a panelled bath with Mira electric shower over and glass shower screen.





OUTSIDE: To the rear is an attractive 2-tier rear yard with paved seating area and outside lighting. Steps down lead to a parking space for a small or medium size car with Podpoint EV charger and wooden gates.

DEPOSIT: £980.00

RESTRICTIONS: No dogs or cats and no Smokers.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is 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.





CONFIDENCE GUARANTEE

FREE Property Appraisal
Full Reference Checks
Total Transparency
40+ Year's Experience
End Of Tenancy Management



**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.

55 Woone Lane, Clitheroe, BB7 1BG