

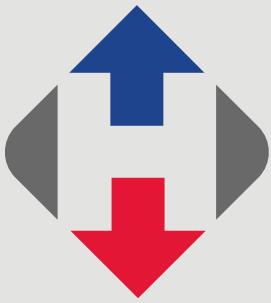
2 BARNARD CLOSE  
CLITHEROE  
BB7 2GX

£640 per month



- Modern semi-detached house
- Spacious lounge
- Parking for two cars
- Rear garden with patio
- Two double bedrooms
- Dining kitchen, 2-pce cloakroom
- 3-piece bathroom with shower
- Unfurnished. Min 12-month tenancy.

**A modern semi detached house situated on a small cul de sac on this popular residential development. The house has a spacious lounge to the front with staircase off to the first floor, there is a 2-piece ground floor cloakroom and a dining kitchen at the rear with integrated oven and hob. On the first floor there are two double bedrooms and a 3-piece bathroom with shower over the bath.**



**Outside to the front is a blocked paved driveway providing parking for 2 cars side by side, an access path leads down the side to a rear garden with paved patio and lawn.**

**The property does have a Section 106 planning restriction and has a discounted rent and any prospective tenant must qualify; they must live or work locally or be over the age of 55. Full details are available on request.**

**LOCATION:** From our lettings office, proceed over the railway bridge into Bawdlands and turn left opposite Rufus Carr into Henthorn Road. Carry straight on to the end of the road and take the left hand turning into Ludlow Road, then take the second turning on the left into Barnard Close.

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

**LOUNGE:** 4.5m x 2.7m (14'8" x 8'11"); with laminate flooring, television point, broadband point, corner staircase off to first floor, storage cupboard with coat hooks.

**CLOAKROOM:** Housing two-piece white suite comprising low suite w.c. with push button flush and pedestal wash handbasin with chrome mixer tap and tiled splashback, laminate flooring.

**DINING KITCHEN:** 3.6m x 3.0m (11'8" x 9'10"); fitted range of white wall and base units with complementary wood-effect work surface and upstand, 1 ½ bowl stainless steel sink unit with mixer tap, integrated Zanussi electric fan oven, four-ring stainless steel gas hob with stainless steel splashback and extractor canopy over, washing machine, Vaillant central heating boiler concealed in kitchen wall cupboard, laminate flooring, recessed spotighting, door to rear garden.

#### **FIRST FLOOR:**

**LANDING:** Loft access with pull-down ladder leading to partly boarded loft, window to side elevation.

**BEDROOM ONE:** 3.6m x 3.0m (11'9" x 9'11").

**BEDROOM TWO:** 3.6m x 2.4m (11'8" x 8').

**BATHROOM:** Housing three-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with mixer tap and tiled splashback, panelled bath with chrome mixer tap and shower over with glass shower screen, part tiled walls and extractor fan.

**OUTSIDE:** Block paved parking area providing parking for 2 cars side-by-side, pathway along the side of the house leading to enclosed rear garden with paved patio area, lawn and raised planting borders.





**HEATING:** Gas central heating, PVC double glazing.

**DEPOSIT:** £738.00

**RESTRICTIONS:** No pets and no Smokers.

**EPC:** The energy efficiency rating for this property is B (83).

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

**MINIMUM INITIAL FIXED TERM:** 12 months.

**ADDITIONAL INFORMATION:** The property is subject to the Section 106 Agreement which means that prospective tenants must fulfil at least one of the following criteria:

- Be aged 55 or over and currently resident within the Ribble Valley
- Be employed within a 5 mile radius of Clitheroe but living more than 5 miles from their place of employment
- Have lived in Clitheroe for any 5 of the last 10 years, having left to find suitable accommodation elsewhere and also with close family living in the town
- Shortly to be employed within a 5 mile radius of Clitheroe.

#### 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  
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