

8A BACK YORK STREET
CLITHEROE
BB7 1LT

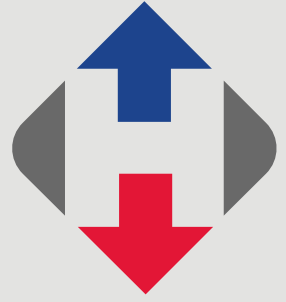
£425 per month



- Delightful stonebuilt detached house
- Open plan kitchen/diner
- Private parking space
- Conveniently located for town centre
- Double bedroom
- Modern three piece bathroom
- Gas CH, DG, rear yard
- Unfurnished. Available end of September.

honeywell-lettings.co.uk

Situated just off York Street, this charming stonebuilt property offers excellent convenience for the local amenities, yet is discreetly tucked away from the main street. The house has been refurbished to exacting standards and comprises open-plan kitchen diner, double bedroom and contemporary three piece bathroom. Outside, the property enjoys a rear yard and private parking. Early viewing is highly recommended.



LOCATION: From our office continue along Castle Street into York Street. Turn right just after the barber's shop into Back York Street and the house can be found on the left hand side.

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

KITCHEN/DINER 4.0m x 3.3m (13'2" x 11'2"); open plan kitchen/diner with an attractive range of fitted wall and base units, integrated electric oven, 4-ring gas hob with extractor over, built-in fridge and washing machine.

FIRST FLOOR:

LANDING.

DOUBLE BEDROOM: 4.0m x 3.4m (13'2" x 11'2").

BATHROOM: With 3-piece suite comprising low suite w.c., vanity washbasin and panelled bath with direct-feed shower over, built-in cupboards.

OUTSIDE: Rear yard and off-road parking.

HEATING: Gas central heating.

RESTRICTIONS: No DSS. No Pets. No Smokers.

DEPOSIT: £550.00

AVAILABLE: End September, 2018.





Please Note

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. 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.





CONFIDENCE GUARANTEE

FREE Property Appraisal
No Set Up Fees
Total Transparency
40+ Years' Experience
End Of Tenancy Management

