1 KIRKMOOR CLOSE
CLITHEROE
BB7 2DE

£1,200 per month

HONEYWELL
LETTINGS



- Modern semi-detached house
- Stunning kitchen – living area
- Sought-after residential location
- Gardens and parking
- Three bedrooms
- Four-piece bathroom with shower
- Presented to high standards
- Part-furnished. Available immediately

Situated in a highly sought-after residential location, within easy walking distance of Clitheroe town centre, yet close to open countryside, this attractive semi-detached property offers stylish and well-appointed accommodation throughout.

The heart of the home is the stunning open-plan kitchen and living area, providing a bright and sociable space ideal for modern living. Finished to a high standard, the property also benefits from three bedrooms and a contemporary four-piece bathroom suite with separate shower.

Externally, the property enjoys attractive, low-maintenance garden areas and off-road parking.

Offered on a part-furnished basis, this is an excellent opportunity to rent a quality home in a fantastic location.

LOCATION: From our lettings office, proceed along Parson Lane, over the railway bridge and turn right into Castle View. Follow the road to the end and turn left into Kirkmoor Road. Kirkmoor Close is the second turning on the right.

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

ENTRANCE AREA: Staircase to first floor.

KITCHEN – LIVING AREA: 6.9m x 5.6m (22'6" x 18'3"): with a range of modern fitted wall and base units with complementary working surface, integrated electric oven, four-ring electric hob with extractor hood over, integrated dishwasher, integrated washing machine, French doors to garden.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.1m x 2.6m (13'4" x 8'5").

BEDROOM TWO: 3.4m x 2.1m (11'1" x 6'8").

BEDROOM THREE: 2.1m x 2m (6'8" x 6'5").

BATHROOM: Modern 4-piece white suite comprising low suite w.c. with push button flush, panelled bath, pedestal washbasin, walk-in shower enclosure with fitted thermostatic shower and chrome heated ladder style towel rail.









OUTSIDE: The property enjoys a good-sized, low maintenance garden area to the side and rear, which has lovely outlooks towards Clitheroe Castle. There is a blocked paved area, a gravelled garden area to the front, and an allocated parking space across from the property, as well as on-street parking.

HEATING: Gas central heating.

DEPOSIT: £1384.00.

RESTRICTIONS: No smokers. Pet requests must be submitted in writing.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band B (£1,854.06, April 2026).

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 security deposit.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit MUST be made by bank transfer. 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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