

50 HIGHER STANDEN DR
HALF PENNY MEADOWS
CLITHEROE
BB7 1FT

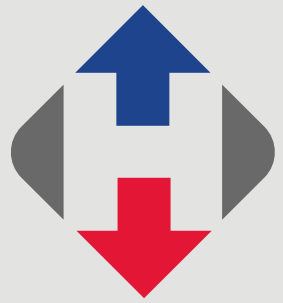
£1,400 per month



- Semi-detached house
- Three bedrooms
- Enclosed rear garden
- Driveway parking for two cars
- Dining kitchen with integrated appliances
- House bathroom & master en-suite
- Lounge, cloakroom
- Unfurnished. Available immediately.

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A rare opportunity to rent a semi-home situated on the highly desirable Half Penny Meadows development, offering excellent convenience for the town centre and abundance of local amenities.



The accommodation briefly comprises entrance hall, dining kitchen with built-in appliances, cloakroom, lounge, three bedrooms with en-suite to the master, along with a three-piece house bathroom.

Externally, the house enjoys gardens areas to the front, enclosed rear garden and driveway parking for two cars.

LOCATION: Half Penny Meadows is situated off Pendle Road. From the town centre continue along Castle Street and turn right by the library clock into Wellgate and continue straight on to the stop sign. Turn right and left at the mini roundabout into Shawbridge Street which then turns into Pendle Road. Turn right at the second mini roundabout onto Higher Standen Drive, number 50 is the second to last house on the right-hand side.

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

ENTRANCE: Staircase to first floor and cupboard housing consumer unit.

DINING KITCHEN: 4.1m x 2.1m (17'2" x 10'7"); with a fitted range wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring electric hob with extractor over, plumbing for washing machine, plumbing for slimline dishwasher and door to rear.

CLOAKROOM: Housing two-piece suite comprising low level WC and pedestal washbasin.

LOUNGE: 4.2m x 3.4m (13'11" x 11'3"); with French doors to rear garden.

FIRST FLOOR:

LANDING: With staircase to second floor.

BEDROOM TWO: 3.4m x 4.2m (11'3" x 13'8"); with built-in cupboard.

BEDROOM THREE: 3.2m x 2.1m (10'7" x 7').

HOUSE BATHROOM: Housing three-piece suite comprising panelled bath with mains fed shower over, low suite w.c. and pedestal washbasin.

SECOND FLOOR:

BEDROOM ONE: 8.2m x 2.6m (26'9" x 8'8");





EN-SUITE: Housing three-piece suite comprising low suite w.c., pedestal washbasin and walk-in shower enclosure housing mains fed shower.

OUTSIDE: Lawned area to the front with planted border and enclosed rear garden mainly laid to lawn. Driveway parking for two cars.

DEPOSIT: £1,615.00

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

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

COUNCIL TAX: Band D £2,383.79 (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 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

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