5 ST DENYS CROFT
CLITHEROE
BB7 2BY

£1,200 per month

HONEYWELL
LETTINGS



- Modern semi-detached house
- Spacious lounge with bay
- Driveway and gardens
- Newly decorated and carpeted
- Stunning brand new kitchen
- New bathroom, 3 bedrooms
- Convenient cul-de-sac location
- Unfurnished; available immediately

A beautiful semi detached house situated in a small cul-de-sac which is within easy walking distance of Clitheroe town centre.

The house has just been refurbished and benefits from a brand new kitchen and bathroom, it has been fully redecorated with new carpets throughout. The lounge is a great size with bay window to the front, oak double doors lead to the dining kitchen which has a patio door opening onto the garden.

Upstairs there are 3 bedrooms and a 3-piece bathroom with shower over the bath. Outside there is a front garden, a side drive providing private parking and a lawned rear garden with patio. Other benefits include gas central heating and PVC double glazing.

LOCATION: From Clitheroe town centre continue straight on along Castle Street passing the library on the left. Carry straight on into York Street and at the roundabout turn left into Well Terrace, at the next roundabout turn right into Pimlico Road and St Denys Croft is first left.

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

ENTRANCE: Through PVC door into:

LOUNGE: 4.5m x 2.7m (14'11" x 8'9"); with feature bay window, decorative stone fireplace and hearth, coved cornicing, picture rail, spindle staircase off to first floor with oak balustrade and double oak doors leading to:-

DINING KITCHEN: with newly installed range of grey shaker-style wall and base units with complementary laminate working surfaces and splashback, integrated electric fan oven, four ring induction hob with extractor fan over, one bowl sink unit with mixer tap, space for fridge freezer, plumbing for washing machine, herringbone wood-effect vinyl flooring, good-sized dining space with patio door opening onto rear garden, understairs storage cupboard.

FIRST FLOOR:

LANDING: with loft access, airing cupboard housing Worcester central heating boiler.

BEDROOM ONE: 4.5m x 2.7m (14'11" x 8 9").

BEDROOM TWO: 2.7m x 2.6m (8'10" x 8'7").

BEDROOM THREE: 2.7m x 1.9m (8'10" x 6'1").









BATHROOM: Housing newly installed three-piece white suite comprising low suite w.c. with push button flush, vanity washbasin with storage cupboards under, vanity mirror over with LED lighting, panelled bath with mixer tap, thermostatic shower with fixed shower head and separate handheld shower head and glass shower screen, part-tiled walls.

OUTSIDE: Lawned garden to the front, paved pathway to front door and side driveway providing private parking. Enclosed rear garden with large paved patio, shed and steps up to lawned area.

HEATING: Gas central heating.

DEPOSIT: £1,384.00.

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

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is D63.

COUNCIL TAX: Band C (£2,118.92), 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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