

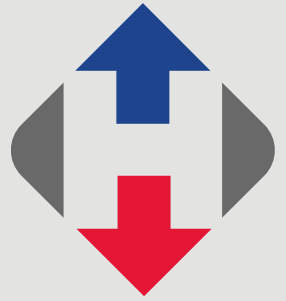
4 BROWN STREET  
CLITHEROE  
BB7 1DH  
£795 per month



- Modern semi-detached home
- Two double bedrooms
- Three-piece bathroom
- Convenient location
- Lounge & dining kitchen
- Enclosed rear garden & driveway
- Gas CH & double glazing
- Unfurnished. Available immediately.

[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)

**An attractive, modern semi-detached house located within walking distance of Clitheroe town centre. Internally the property offers lounge, dining kitchen and two double bedrooms.**



**To the rear of the property is an enclosed rear garden which is mainly laid to lawn and to the side of the house is driveway parking for two cars.**

**LOCATION:** From our lettings office on Parson lane continue straight on at the mini roundabout into Bawdlands. After the railway bridge turn first left into Corporation Street, then left at the bottom and right, just before the level crossing into Franklin Street. At the end of Franklin Street turn right onto Brown Street and number 4 can be found on the left-hand side.

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

**HALLWAY:**

**LOUNGE:** 4.3m x 3.0m (14'3" x 9'11"); with decorative fireplace on a stone flagged hearth and doors to:

**DINING KITCHEN:** 3.8m x 2.5m (12'7" x 8'4"); with a range of modern fronted wall and base units with drawers, integrated five-ring gas hob, double oven and space for fridge freezer and plumbed for automatic washing machine, space for dining table, sliding patio doors to the rear garden.

**FIRST FLOOR:**

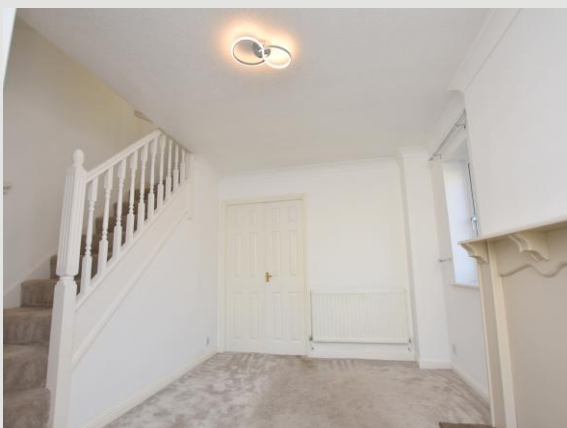
**LANDING:**

**BEDROOM ONE:** 3.8m x 2.5m (12'4" x 8'4").

**BEDROOM TWO:** 3.8m x 2.3m (12'4" x 7'8").

**HOUSE BATHROOM:** Housing three-piece suite comprising of a panelled bath with electric shower over, pedestal handbasin and low level w.c.

**OUTSIDE:** The property benefits from an enclosed rear garden which is mainly laid to lawn and enjoys the afternoon sun and to the side is driveway parking for two cars.





**HOLDING DEPOSIT:** £183.46

**DEPOSIT:** £917.00

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

**AVAILABLE:** Immediately.

**EPC:** The energy efficiency rating for this property is D.

**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 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**

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

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4 Brown Street, Clitheroe, BB7 1DH