

12 CHATBURN ROAD  
CLITHEROE  
BB7 2AP

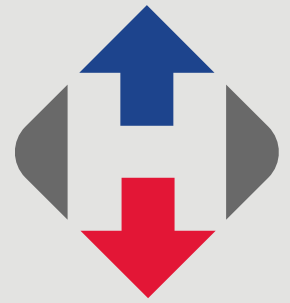
£675 per month



- Garden-fronted mid terrace house
- Deceptively spacious accommodation
- Two good-sized bedrooms
- Enclosed rear yard with store
- Sitting room, living room, kitchen
- Convenient for town centre
- Three-piece bathroom
- Unfurnished. Available immediately.

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**Spacious mid-terrace house situated in a popular residential location within walking distance of the town centre and local amenities.**



**The property offers good-sized accommodation with sitting room, living room, fitted kitchen, two good-sized bedrooms and 3-piece white bathroom.**

**Outside, there is an enclosed rear yard with store and a garden forecourt.**

**LOCATION:** From our sales office continue along Castle Street, keep straight on by the library clock into York Street then at the roundabout continue straight on into Chatburn Road and the property can be found on the right hand side.

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

**ENTRANCE VESTIBULE:**

**ENTRANCE HALL:** Staircase to first floor.

**SITTING ROOM:** 3m x 2.9m (9'11" x 9'8").

**LIVING ROOM:** 4.2m x 4m (13'11" x 13'3"); with gas fire set into wall and understairs storage cupboard.

**KITCHEN:** 2.9m x 1.8m (9'8" x 5'8"); with a range of fitted wall and base units, electric cooker, plumbing for washing machine, door to rear.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.1m x 2.9m (13'7" x 9'8").

**BEDROOM TWO:** 4.2m x 2.5m (13'11" x 8'4").

**BATHROOM:** Housing 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with shower tap fitment. Large airing cupboard.





**OUTSIDE:** Small forecourt and enclosed rear yard with good-sized store and w.c.

**DEPOSIT:** £778.00

**RESTRICTIONS:** No Smokers. Pet requests must be submitted in writing.

**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**

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40+ Year's Experience  
End Of Tenancy Management



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LANDORDS!**

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We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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