

69 BROWNLOW STREET
CLITHEROE
BB7 1HQ

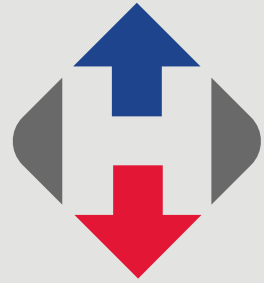
£875 per month



- Modern mid terrace
- Spacious lounge
- Stunning fitted dining kitchen
- 2 good sized bedrooms
- House bathroom
- Close to town centre
- Rear garden with store
- Unfurnished. Available immediately.

honeywell-lettings.co.uk

An attractive stonebuilt mid-terraced house situated in this popular location towards the top of Brownlow Street which offers easy access to Ribblesdale High School and Clitheroe town centre.



The house has a spacious lounge and modern dining kitchen on the ground floor. The first floor has a large front double bedroom, rear single bedroom and a three-piece bathroom. Externally there is an enclosed yard to the rear.

LOCATION: From our office continue straight on over the bridge onto Bawdlands, take the first left onto Corporation St and left again onto Eshton terrace. At the junction turn left onto Woone Lane until you reach the roundabout, take the second exit onto Whalley Rd and the second exit again at the second roundabout to continue onto Whalley Road, Brownlow Street is second on the left.

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

LOUNGE: 4.2m x 3.9m (13'9" x 12'9"). external door into lounge, staircase to the first floor landing, meter cupboards.

DINING KITCHEN: 4.2m x 3.7m (13'8" x 12'0"); with a range of fitted wall and base units, complimentary work surfaces, 1 bowl sink and drainer unit, oven, 4 ring induction hob with extractor over, space for a washing machine, space for a fridge freezer, space for a dining table, cupboard housing central heating boiler, external door to rear yard.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.3m x 3.9m (10'9" x 12'8"): with storage cupboard.

BEDROOM TWO: 2.4m x 3.7m (7'7" x 12'2"):

HOUSE BATHROOM: housing a 3-piece suite comprising a bath with plumbed shower, low level wc, pedestal handwash basin, extractor fan, towel rail, tiled walls.





OUTSIDE: to the rear of the property is an enclosed rear yard with store.

DEPOSIT: £1,010.00.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band A, £1,589.19 (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

28-30 Parson Lane, Clitheroe, BB7 2JP
T: 01200 444477 E: lettings@honeywell.co.uk

HoneywellEstateAgents

HoneywellAgents

honeywell-lettings.co.uk

19 Guardians Close, Clitheroe, BB7 4SF

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.