

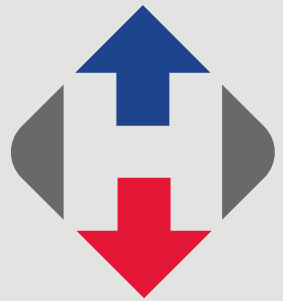
17 PEEL STREET
CLITHEROE
BB7 1NH
£1,050 per month



- Stylish mid-terrace house
- Lounge with wood-burning stove
- Convenient, edge of town location
- Luxury bathroom suite with shower
- Two bedrooms; flexible third room
- Kitchen diner open to living room
- Enclosed rear yard
- Unfurnished. Available September 2026.

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Nestled just a short stroll from the heart of Clitheroe, this stunning mid-terrace home offers year-round comfort and style. Impeccably finished throughout, the ground floor welcomes you with a bright entrance hall leading to a spacious lounge. The open-plan living kitchen is a standout, with high-quality cabinetry, integrated appliances, and underfloor heating, plus two log burners; perfect for cozy winters. A brand-new boiler, roof (2026), and luxury bathroom (2026) add even more appeal. Upstairs, you'll find two bedrooms along with a versatile third room, offering flexible possibilities as a home office, hobby space, or storage, if desired. Outside, there is a good-sized, low maintenance enclosed rear yard. And, with unrivalled transport links, you're just minutes from Holmes Mill, the town centre, supermarkets, and convenient bus stops and train lines; ensuring effortless access to all of Clitheroe's amenities. This is a rare chance to enjoy all-season, sophisticated living in a prime, central location.



LOCATION: From Clitheroe town centre, continue along Castle Street and turn right at the library clock into Wellgate. At the T-junction, turn right, then left at the mini-roundabout into Shawbridge. Peel Street is the next turning on the right.

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

ENTRANCE: Open to:

LOUNGE: 3.12m x 2.97m (10'3" x 9'9"); wood-burning stove.

LIVING ROOM: 4.16m x 3.77m (13'8" x 12'4"); wood-burning stove, open to:

KITCHEN DINER: 4.15m x 2.89m (13'7" x 9'6"); with range of stunning fitted wall and base units with complementary working surfaces, integrated double electric oven, four-ring gas hob, integrated fridge freezer, integrated dishwasher, integrated washing machine, wine cooler, French doors to rear.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 4.88m x 2.16m (16'0" x 7'1").

BEDROOM TWO: 2.36m x 1.70m (7'9" x 5'7").





MULTI-PURPOSE ROOM: 3.36m x 2.05m (11'0" x 6'9"); an extremely useful room, perfectly suited for an office, media room, or additional storage.

BATHROOM: Housing contemporary three-piece white suite comprising low suite w.c., vanity washbasin with cupboards and drawers under, panelled bath with thermostatic shower over.

OUTSIDE: Good-sized, low maintenance enclosed rear yard with timber decking.

DEPOSIT: £1,211.00

RESTRICTIONS: No smokers. Requests to have a pet must be submitted in writing.

AVAILABLE: September 2026.

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

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 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. 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.





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