7 LITTLEMOOR
CLITHEROE
BB7 1HF

£750 per month

HONEYWELL
LETTINGS



- Character grade ll cottage
- Lounge with two windows
- Newly installed shower room
- Unfurnished
- Two bedrooms
- Fitted kitchen with cooker
- New carpets throughout
- Available immediately

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A lovely cottage which is situated in this attractive area which has been recently improved, the house has been recently redecorated, has a new 3-piece shower room and benefits from brand new carpets throughout.

The ground floor has an entrance vestibule leading to a bright lounge with two windows and there is a fitted kitchen with electric cooker and washing machine. Upstairs there are two bedrooms and a modern 3-piece shower room.

The property is situated in a popular residential area close to the Rugby Club and Ribblesdale Cricket club and Aldi is within walking distance. Viewing is recommended.

LOCATION: Travelling into Clitheroe from the Whalley/Barrow direction along Whalley road, turn right just before Aldi into Littlemoor, follow the road up the hill and round the left-hand bend and the cottage is located on the right after around 100 yards.

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

ENTRANCE: Through front door into:

ENTRANCE VESTIBULE: With meters, coat hooks and half-glazed door to:

LOUNGE: 5.1m x 5.1m (16'10" x 16'9"); with sash windows to front and side elevation, original storage cupboard set into alcove and staircase off to first floor.

KITCHEN: 3.6m x 1.5m (11'11" x 4'9"); with a fitted range of cream shaker style wall and base units with complementary dark laminate work surface and tiled splashback, one bowl stainless, Beko electric cooker, Bosch washing machine and understairs storage cupboard.

FIRST FLOOR:

LANDING: With feature exposed beam and airing cupboard housing combination central heating boiler.

BEDROOM ONE: 2.7m x 4.8m (8'10" x 15'9"); with sash window and secondary glazed unit.

BEDROOM TWO: 2.5m x 3.2m (8'2" x 10'7"); with feature exposed beams, fitted shelf with hanging rail, sash window and secondary glazed unit.

SHOWER ROOM: A newly installed 3-piece suite comprising a low suite w.c., vanity wash-hand basin with chrome tap and storage under and vanity mirror over, a corner shower enclosure with fitted thermostatic shower.









HEATING: Gas central heating.

DEPOSIT: £865.00.

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

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is D61.

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. 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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