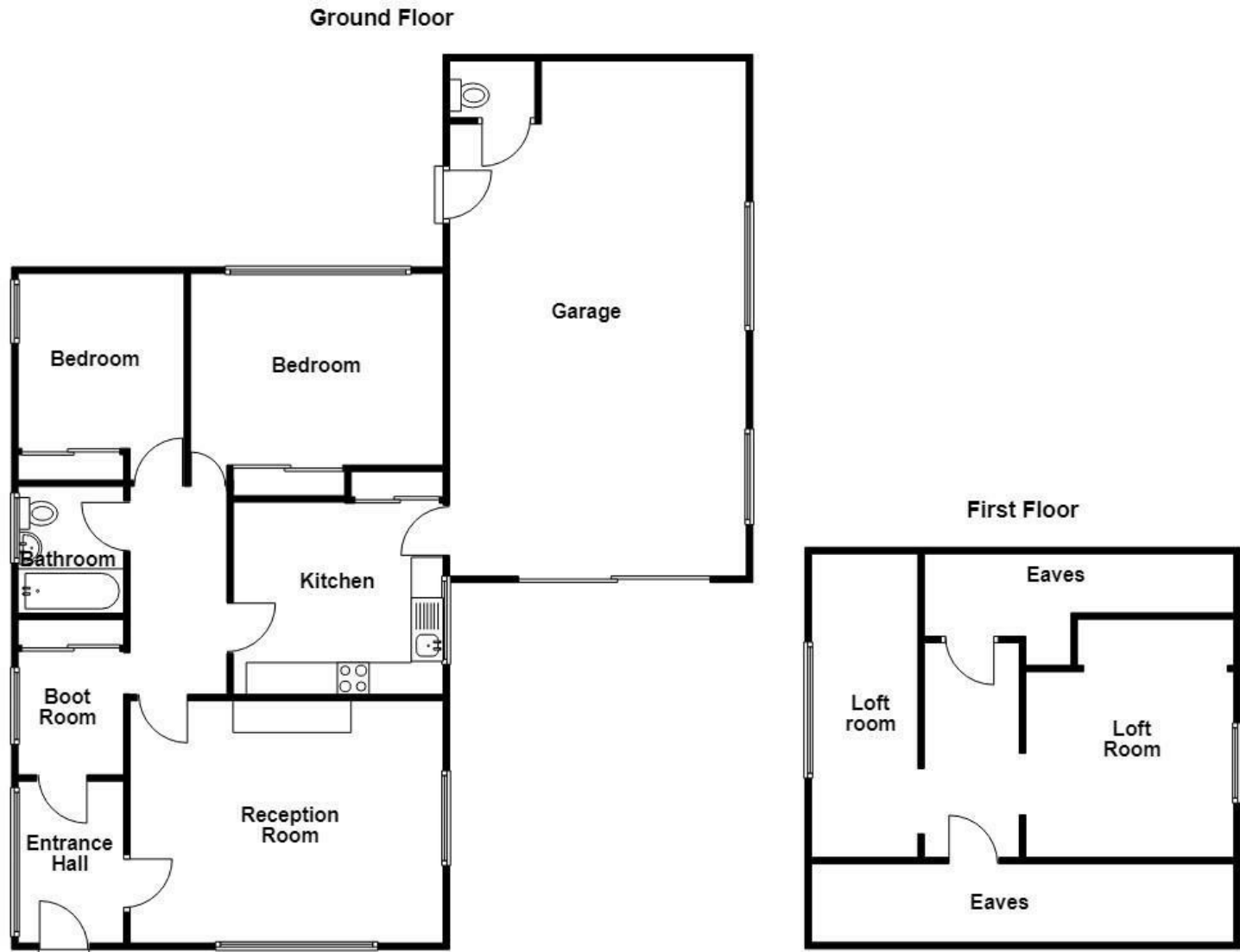




Bentlea Road, Clitheroe, BB7 4EX

£950 Per Month

A STUNNING TWO BEDROOM BUNGALOW WITH LOFT ROOMS

Nestled on Bentlea Road in the charming village of Gisburn, Clitheroe, this delightful two-bedroom bungalow is being welcomed to the rental market. It presents an excellent opportunity for those seeking a comfortable and spacious home for rent. The property boasts a well-designed layout, featuring two inviting bedrooms that offer ample space for relaxation and rest.

One of the standout features of this bungalow is the loft rooms, which provides additional versatility. This space can be transformed into a home office, or playroom, catering to your individual needs. The impressive plot surrounding the property enhances its appeal, offering a generous outdoor area that is perfect for enjoying the fresh air. The property also boosts a large garage.

With its prime location in Gisburn, residents will benefit from the tranquillity of village life while still being within easy reach of local amenities and transport links.

For further information or to book a viewing please contact our lettings team at your earliest convenience.

*Some photos have been staged using AI to help you envisage your new rental home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 2  1  1  E

- Stunning Two-Bedroom Bungalow
 - Impressive Plot
 - Generous Outdoor Space
 - Council Tax Band - E
- Versatile Loft Rooms
 - Large Garage / Workshop
 - Off Road Parking
- Spacious Accommodation
 - Desirable Gisburn Village Location
 - EPC Rating - E

Ground Floor

Entrance Hall

8'4 x 5'5 (2.54m x 1.65m)

UPVC double glazed window, central heating radiator, doors leading to reception room and boot room.

Reception Room

16'2 x 12'6 (4.93m x 3.81m)

UPVC double glazed window, central heating radiator, smoke alarm, coving, open fire with stone hearth and Yorkshire stone surround, door leading to inner hallway.

Boot Room

8 x 5'6 (2.44m x 1.68m)

UPVC double glazed window, open to inner hallway.

Bathroom

6'7 x 5'4 (2.01m x 1.63m)

UPVC double glazed window, heated towel rail, three piece suite comprising of a dual flush WC, pedestal wash basin with traditional taps and panelled bath with traditional taps and electric feed shower with rinse head, tiled elevations, hardwood flooring.

Bedroom One

12'11 x 10'4 (3.94m x 3.15m)

UPVC double glazed window, central heating radiator.

Bedroom Two

10'8 x 8'7 (3.25m x 2.62m)

UPVC double glazed window, central heating radiator.

Kitchen

10'10 x 9'11 (3.30m x 3.02m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, tiled splashbacks, sink with drainer and mixer tap, freestanding oven.

Loft

Landing

11'11 x 4'11 (3.63m x 1.50m)

Loft Room One

15'8 x 5'6 (4.78m x 1.68m)

UPVC double glazed window, central heating radiator.

Loft Room Two

10'9 x 9'7 (3.28m x 2.92m)

UPVC double glazed window, central heating radiator, open to storage.

External

Front

Driveway, paving, bedding areas, mature shrubbery.

Rear

Enclosed paved area with bedding areas.

