

4 CHURCH COURT
CLITHEROE
BB7 2DG

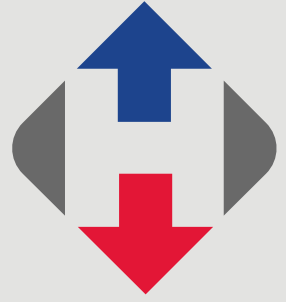
£500 per month



- Unusual ground floor apartment
- Dining room open to fitted kitchen
- Cloakroom; utility room
- Town centre location, roof top patio
- Double bedroom, lounge
- Modern 3-pce bathroom
- Spacious split-level accommodation
- Unfurnished

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Located in the centre of Clitheroe offering excellent convenience for the local shops and amenities, this unusual ground floor apartment offers spacious split level accommodation.



The property comprises, two-piece cloakroom, lounge, dining room open to large fitted kitchen, utility room, White bathroom suite with shower, double bedroom and rooftop patio. Internal viewing is highly recommended.

LOCATION: From Clitheroe town centre proceed on foot to the library clock into Church Street. Church Court can be found on the right hand side, through the iron gates.

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

ENTRANCE HALL:

CLOAKROOM: housing 2-piece suite comprising low suite w.c. and washbasin.

LOUNGE: 5m x 3.4m (16'6" x 11'3"); decorative fireplace, built-in storage cupboard.

DINING ROOM: 3.8m x 2.8m (12'7" x 9'4"); open to:

KITCHEN: 3.9m x 3.2m (12'11" x 10'7"); with range of fitted wall and base units, built-in electric oven and 4-ring gas hob.

Lower Ground Floor:

BEDROOM: 4.8m x 4.3m (15'10" x 14'3"); good range of built-in wardrobes.

BATHROOM: housing three-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over.

UTILITY ROOM: with plumbing for washing machine, central heating boiler. PVC door leading to small rooftop patio.





DEPOSIT: £650.00.

AVAILABLE: Mid February 2019.

RESTRICTIONS: No Pets. No Smokers. No DSS.

COUNCIL TAX: Band B.

Please Note

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. 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.





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