

16 KIRKMOOR ROAD
CLITHEROE
BB7 2DE

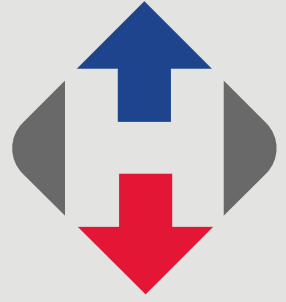
£650 per month



- Well-presented mid terrace house
- Spacious living room, sun room
- Fitted dining kitchen with feature stove
- Sought-after location close to town
- 2 bedrooms; attic room
- 3-pce bathroom with shower
- Garden forecourt & enclosed rear yard
- Unfurnished

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Situated only a short walk from Clitheroe town centre and its many amenities, this well-presented terrace has been extended to the rear and has a good sized double bedroom in the attic space.



The accommodation further comprises a living room with 'Living Flame' gas fire, fully fitted dining kitchen with a feature pot belly stove, two further double bedrooms and 3-piece bathroom with a shower.

Outside the house offers a garden forecourt and enclosed rear yard with storage outhouse.

LOCATION: From our Lettings office continue down Parson Lane, straight over the mini roundabout and cross over the railway bridge. Take the first right turning into Castle View and follow the road down and round to the left. Number 16 is located on the right hand side.

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

ENTRANCE PORCH:

LOUNGE: 4.6m x 4.0m (14'11" x 13'3"); with 'Living Flame' gas fire in feature surround, staircase to the first floor.

KITCHEN: 4.6m x 3.1m (14'11" x 10'); range of fitted base and matching wall cupboards with complementary working surfaces, built-in electric oven and 4-ring gas hob, integrated fridge and freezer, plumbed for washing machine, feature pot belly multi-fuel stove, understairs storage cupboard, door to:

SUN ROOM: 3.1m x 3.2m (10'1" x 10'4"); with underfloor heating, PVC patio doors to the rear of the property.

FIRST FLOOR:

LANDING: Staircase to second floor.

BEDROOM ONE: 4.6m x 4.1m (15' x 13'4"); with fitted wardrobes.

BEDROOM TWO: 2.7m x 2.5m (8'10" x 8'1"); with fitted wardrobe.

BATHROOM: With 3-piece white suite comprising pedestal washbasin, low suite w.c. and panelled bath with electric shower over and vanity screen, spotlighting.





ATTIC ROOM: 4.4m x 3.2m (14'5" x 10'5"); with under eaves storage and double glazed Velux window.

OUTSIDE: To the front of the property is a low maintenance garden and to the rear is an enclosed paved yard with one storage outhouse with power and water.

HEATING: Gas central heating.

DEPOSIT: £850.00.

AVAILABLE: Late May, 2018.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

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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