

36 HIGHFIELD ROAD  
CLITHEROE  
BB7 1NE

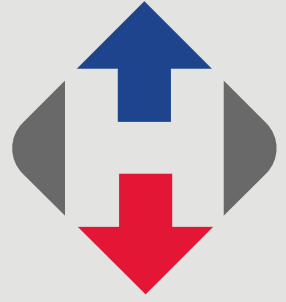
£440 per month



- Lovely terrace cottage
- Lounge open to attractive kitchen
- Contemporary accommodation
- Convenient, sought-after location
- Double bedroom, box room
- Three-piece shower room
- Gas CH, double glazing
- Unfurnished. Available Immediately

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**A cosy terrace cottage, located on the fringe of the centre of Clitheroe offering excellent convenience for the local shops and amenities.**



**The property provides open-plan living accommodation with lounge and attractive fitted kitchen, one double bedroom, study and three-piece shower room.**

**The house has the additional benefits of gas central heating and double glazing and with its neutral contemporary accommodation would be ideally suited for today's young professionals.**

**LOCATION:** From Clitheroe town centre turn right by the library clock into Wellgate. Turn next right into Lowergate and take the next left turning into Highfield Road. Number 36 can be found across the main road on the right hand side.

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

**ENTRANCE VESTIBULE:**

**LOUNGE AREA:** Range of built-in shelves, cupboard housing central heating boiler.

**KITCHEN AREA:** Attractive range of fitted wall and base units with complementary working surfaces, built-in electric oven, four-ring gas hob and extractor over, plumbing for washing machine, open staircase to first floor.

**FIRST FLOOR:**

**BEDROOM ONE:** 3.4m x 3.1m (11'22" x 10'23"); built-in storage cupboard and built-in wardrobe.

**BOXROOM/STUDY:** 1.4m x 2.1m (4'62" x 6'93").





**SHOWER ROOM:** Housing contemporary three-piece suite comprising, low-suite w.c., pedestal washbasin and shower enclosure, part tiled walls, heated towel rail.

**HEATING:** Gas central heating.

**DEPOSIT:** £507.00.

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

**COUNCIL TAX:** Band A.

**AVAILABLE:** Immediately.

**RESTRICTIONS:** No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

#### **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 first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

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