

6 CORPORATION STREET  
CLITHEROE  
BB7 1DW

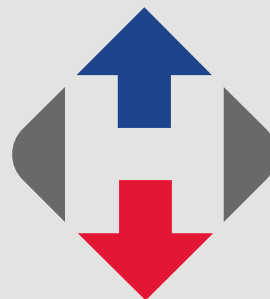
£625 per month



- Delightful mid-terrace house
- 3-piece bathroom with shower
- Dining room, modern fitted kitchen
- Convenient location close to town
- Two bedrooms
- Lounge with multi-fuel stove
- Rear yard with store
- Unfurnished. Min 12-month tenancy.

[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)

**Well-presented terrace house offering excellent convenience for Clitheroe town centre and the abundance of local amenities.**



**This lovely house briefly comprises lounge with fire, dining room, contemporary fitted kitchen, two bedrooms and bathroom with shower.**

**LOCATION:** From our lettings office on Parson Lane and continue straight on at the mini roundabout over the railway bridge into Bawdlands. Turn first left into Corporation Street and the house can be found on the right hand side.

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

**ENTRANCE VESTIBULE:**

**LOUNGE:** 4.2m x 3.5m (13'11" x 11'7"); with cast iron multi-fuel stove.

**DINING ROOM:** 4.2m x 2.5m (13'11" x 8'4"); under stairs storage cupboard.

**KITCHEN:** 4m x 1.9m (13'3" x 6'4"); with a range of modern fitted wall and base units with complementary working surfaces, built-in electric oven, 4-ring gas hob and extractor hood over, plumbing for washing machine and door to rear.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.2m x 3.5m (13'11" x 11'7").

**BEDROOM TWO:** 2.5m x 2.3m (8'4" x 7'8"); built-in wardrobe.

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





**OUTSIDE:** Enclosed rear yard with store.

**HEATING:** Gas central heating.

**DEPOSIT:** £721.00.

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

**COUNCIL TAX:** Band A.

**AVAILABLE:** Immediately.

#### **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.

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 or cash.







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