

10 MAYFIELD AVENUE
CLITHEROE
BB7 1LB

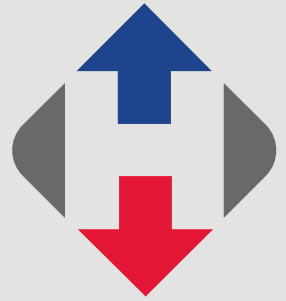
£725 per month



- Substantial semi-detached house
- Lounge, modern dining kitchen
- Lawned gardens to front & rear
- Established residential location
- 2 double bedrooms
- Contemporary 3-pce bathroom
- Utility room, gas central heating
- Unfurnished. Min 12-month tenancy.

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An excellent semi-detached property, situated in a favoured residential location offering modern, bright accommodation throughout. The house is presented to high standards and comprises lounge, dining kitchen, two large bedrooms and a contemporary three-piece bathroom suite with shower.



Outside, there are generous garden areas and a useful utility room.

LOCATION: From our office continue along Castle Street and turn right by the library clock into Wellgate and continue straight on at the stop sign. Turn right and then left at the roundabout into Pendle Road. Take the third turning on the right into Hayhurst Street and the second left turning into Standen Road. Mayfield Avenue is the first turning on the right.

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

ENTRANCE HALL: Staircase to first floor, understairs storage cupboard.

LIVING ROOM: 4.5m x 4.0m (14'9" x 13'2"); with electric coal-effect stove.

DINING KITCHEN: 3.6m x 2.4m (11'10" x 7'11"); range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring halogen hob and extractor hood over.

UTILITY ROOM: Plumbing for washing machine, vent for tumble dryer, useful store.

FIRST FLOOR:

LANDING: Built-in cupboard.

BEDROOM ONE: 4.0m x 3.5m (13'2" x 11'6").

BEDROOM TWO: 4.0m x 3.5m (13'2" x 11'6").

BATHROOM: With 3-pce modern white suite comprising pedestal washbasin, low suite w.c. and panelled bath with direct feed shower over.





OUTSIDE: Enclosed rear garden laid to lawn. Front garden with lawn and gravelled area.

HEATING: Gas central heating.

DEPOSIT: £836.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. and no Smokers.

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

COUNCIL TAX: Band B £1562.78 (April 2023).

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 or cash.





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