

17 KIRKMOOR CLOSE  
CLITHEROE  
BB7 2DE

£675 per month



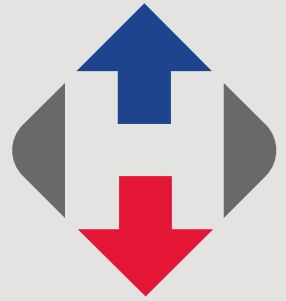
- Modern end terrace
- Lounge, fitted kitchen
- Conveniently located for town centre
- Rear garden, parking & garage
- Two bedrooms
- 3-pce bathroom with shower
- Envious cul-de-sac location
- Unfurnished. Min 12-month tenancy.

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**This modern end terrace house is located on a quiet cul-de-sac within easy walking distance of the town centre.**

**The property comprises fitted kitchen, good-sized lounge, two bedrooms and three-piece bathroom with shower.**

**Outside, there is private parking for two cars, a good-sized rear garden with paved patio and lawned area, as well as a detached garage.**



**LOCATION:** From our office continue straight on at the mini-roundabout. Take the first right turning into Castle View and follow the road into Kirkmoor Road, then take the second right turning into Kirkmoor Close.

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

**ENTRANCE HALL:** Built-in storage-cupboard.

**KITCHEN:** 2.6m x 1.7m (8'9" x 5'6"); with range of fitted wall and base units with complementary laminate working surfaces, built-in electric oven, four-ring gas hob and extractor fan over.

**LOUNGE:** 3.7m x 4.1m (12'2" x 13'5"); with patio doors to rear garden and open staircase to first floor.

**FIRST FLOOR:**

**LANDING.**

**BEDROOM ONE:** 3.0m x 2.7m (9'9" x 8'9"); built-in storage cupboard.

**BEDROOM TWO:** 2.7m x 2.1m (8'9" x 6'6").

**BATHROOM:** Housing three-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with direct-feed shower.

**OUTSIDE:** Good-sized rear garden with paved patio and lawn. Two private parking spaces. Detached garage.





**DEPOSIT:** £778.00

**RESTRICTIONS:** Pets considered. No Smokers.

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

**COUNCIL TAX:** Band B £1,562.78 (April 2022).

#### **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.





## CONFIDENCE GUARANTEE

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