

11 PARK STREET
CLITHEROE
BB7 1HR

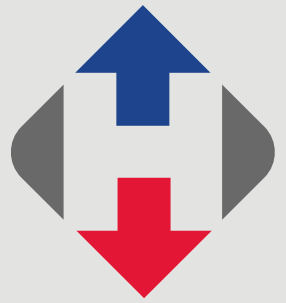
£675 per month



- Spacious semi-detached house
- Lounge, modern fitted dining kitchen
- Well-presented accommodation
- Pleasant location next to the park
- 2 good-sized bedrooms
- 3-piece bathroom with shower
- Enclosed rear yard with store
- Unfurnished. Min 12-month tenancy.

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A bright and airy stonebuilt semi-detached house pleasantly situated on the outskirts of Clitheroe, adjoining a field and small play park.



This attractive house offers spacious accommodation, comprising lounge, modern fitted dining kitchen, two bedrooms and white bathroom suite with shower. Externally, there is an enclosed yard to the rear with store.

LOCATION: Leave Clitheroe town centre, passing Sainsbury's on the left hand side and continue straight on at the mini roundabout into Whalley Road. After approximately ¼ mile turn left into Park Street.

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

ENTRANCE VESTIBULE:

LOUNGE: 4.2m x 4.1m (13'9" x 13'5"); with 'Living Flame' gas fire.

DINING KITCHEN: 4.1m x 4.0m (13'5" x 13'1"); range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven with four-ring gas hob and extractor over, plumbing for washing machine, understairs storage cupboard, door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.3m x 4.3m (14'1" x 14'1").

BEDROOM TWO: 3.1m x 2.2m (10'2" x 7'3"); with built-in cupboards.

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

OUTSIDE: Enclosed rear yard with store.





DEPOSIT: £778.00.

RESTRICTIONS: No pets and no Smokers.

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

COUNCIL TAX: Band B £1,562.78 (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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