

# 4 PARSONAGE COTTAGES CLITHEROE BB7 2JT

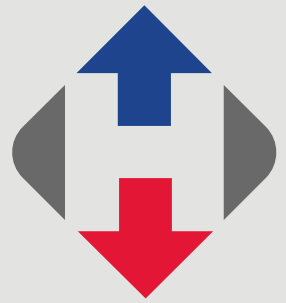
£550 per month



- Well-presented mews style house
- Lounge with feature fireplace
- Fitted kitchen with appliances
- Excellent central location
- 2 bedrooms
- Bathroom with shower
- Gas central heating
- Unfurnished. Min 12-month tenancy.

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Located in the centre of Clitheroe offering excellent convenience for the local shops and amenities, this mews-style terraced house offers well-presented accommodation.



One in a row of six, Parsonage Cottages have an attractive entrance through decorative wrought iron gates and the property benefits from a lounge area with feature fireplace open to fitted kitchen, two bedrooms and bathroom with shower.

**LOCATION:** From our Lettings office on Parson Lane turn right and proceed down the hill to the mini roundabout. Turn right and Parsonage Cottages are located through the wrought iron gates on the left hand side.

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

**LOUNGE/KITCHEN AREA:** 7.1m x 3.3m (23' x 10'11");

**LOUNGE AREA:** With laminate flooring, feature fireplace with 'Living Flame' coal effect gas fire with stone hearth and surround, staircase to first floor.

**KITCHEN AREA:** With an attractive range of fitted wall and base units, integrated fan oven, four-ring gas hob with extractor over, built-in fridge and freezer, plumbing for washing machine.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.3m x 3.0m (10'11" x 9'10"); double glazed French doors with wrought iron railings, range of solid wood hand-made wardrobes with cupboards over and built-in wardrobes.

**BEDROOM TWO:** 1.8m x 3.3m (5'1" x 10'11"); with overstairs storage cupboard.

**BATHROOM:** Housing 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with shower over and fully tiled walls.





**OUTSIDE:** Front access through wrought iron gates into private block paved entrance area for Parsonage Cottages.

**DEPOSIT:** £634.00.

**RESTRICTIONS:** No pets and no Smokers.

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

**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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