

1 PARSONAGE COTTAGES
CLITHEROE
BB7 2JT

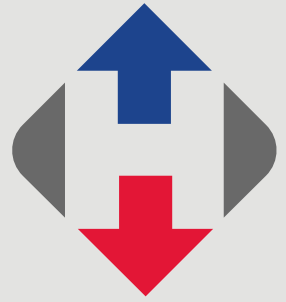
£475 per month



- Well-presented end mews cottage
- Attractive kitchen with appliances
- Lounge with feature fireplace
- Ideal town centre location
- Two bedrooms
- 3-pce bathroom with shower
- Private parking space
- Unfurnished. Available early November.

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This well-presented end terrace cottage is situated in the very centre of Clitheroe with easy access to the many local shops and amenities. The property is accessed through decorative wrought iron gates and offers open-plan ground floor living accommodation comprising lounge with feature fireplace and attractive fitted kitchen; on the first floor are two bedrooms and a three piece white bathroom suite with shower. There is also the added benefit of a private parking space on the small car park across the road.



LOCATION: From our Lettings office 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 AREA: 7.1m x 3.3m (23'6" x 10'9"); feature fireplace with Living Flame coal-effect gas fire with hearth and surround, alarm panel, staircase to first floor.

KITCHEN AREA: with an attractive range of fitted wall and base units with complementary working surfaces and tiled splashback, built-in oven, 4-ring gas hob with extractor over, built-in fridge and freezer, plumbing for washing machine.

FIRST FLOOR:

LANDING. With loft access.

BEDROOM ONE: 3.3m x 2.9m (10'10" x 9'6"); double glazed French door with wrought iron railings.

BEDROOM TWO: 1.8m x 3.4m (6'0" x 11'0"); built-in cupboards.

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

OUTSIDE: Front access through wrought iron gates into private block paved entrance area for Parsonage Cottages. Private parking space on a small car park across the road.





DEPOSIT: £600.00

AVAILABLE: Early November, 2018.

RESTRICTIONS: No DSS. No Pets. No Smokers.

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

COUNCIL TAX: Band B.

Please Note

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. 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.





CONFIDENCE GUARANTEE

FREE Property Appraisal
No Set Up Fees
Total Transparency
40+ Years' Experience
End Of Tenancy Management

