

14 KIRKMOOR CLOSE
CLITHEROE
BB7 2DE

£485 per month

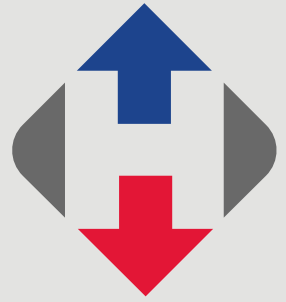


- Modern end terrace
- Good-sized lounge, fitted kitchen
- Close to town centre & open fields
- Driveway, low maintenance gardens
- Two bedrooms
- 3-pce bathroom with shower
- Envious cul-de-sac location
- Unfurnished. Available immediately.

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Located on a quiet cul-de-sac within easy walking distance of the town centre, as well as open countryside, this modern end-terrace house offers fitted kitchen, good-sized lounge, two bedrooms and three-piece bathroom with shower.

Outside, there is a small front lawned garden, driveway providing private parking and easily maintained rear patio garden.



LOCATION: From our office continue down Parson Lane and 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):-

LIVING ROOM: 4.1m x 3.9m (13'5" x 12'9"); with patio doors to rear garden, open staircase to first floor.

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, plumbing for washing machine.

FIRST FLOOR:

LANDING: Loft access.

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

BEDROOM TWO: 2.7m x 2.0m (8'9" x 6'6").

BATHROOM: Housing 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with direct-feed shower.





OUTSIDE: Easy-to-maintain rear patio garden with storage shed and front garden laid to lawn. Private parking to side.

HEATING: Gas central heating.

DEPOSIT: £600.00.

AVAILABLE: Immediately.

RESTRICTIONS: Unfortunately no housing benefit claimants can be considered due to a restriction in the landlord's mortgage term. No Pets. No Smokers. No children preferred.

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

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



14 Kirkmoor Close, Clitheroe, BB7 2DE