

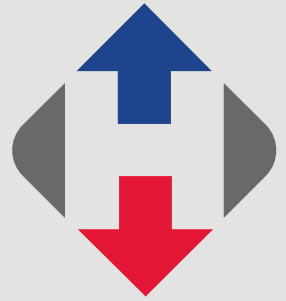
3 BARN CROFT  
CLITHEROE  
BB7 1DY  
£650 per month



- Modern terraced townhouse
- Attractive fitted kitchen
- 3-piece white bathroom suite
- Pleasant low maintenance garden
- Two generous bedrooms
- Spacious lounge overlooking garden
- Private parking for 2 cars
- Unfurnished. Min 12-month tenancy.

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**Situated in a sought-after cul-de-sac, within easy reach of Clitheroe town centre and all the local amenities, this modern house offers well-presented accommodation throughout.**



**The property boasts a hallway, attractive fitted kitchen, large lounge, two good-sized bedrooms and a white bathroom suite.**

**Outside there is a delightful, easy-to-maintain rear garden and two private parking spaces to the front.**

**LOCATION:** From our office continue down Parson Lane and straight on at the mini roundabout, crossing over the railway bridge into Bawdlands. Turn left into Corporation Street and proceed straight across the junction into Monk Street. Cross the road into Barn Croft and No. 3 is located on the left hand side.

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

**ENTRANCE HALL:** With staircase to first floor.

**LOUNGE:** 5.0m x 2.9m (16'6" x 9'8"); understairs storage cupboard, sliding patio door to the rear garden, open staircase to first floor.

**KITCHEN:** 2.5m x 2.1m (8'4" x 7'); with range of fitted wall and base units with complementary laminate working surfaces and tiled splashback, electric oven, plumbing for washing machine,

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.8m x 3.5m (12'7" x 11'7"); built-in cupboard housing hot water tank.

**BEDROOM TWO:** 3.3m x 1.9m (10'11" x 6'4").

**HOUSE BATHROOM:** Housing 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with shower tap fitment.







**OUTSIDE:** Pleasant rear garden with ease of maintenance in mind. Private parking for 2 cars to the front.

**DEPOSIT:** £750.00.

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

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

**COUNCIL TAX:** Band B £1,562.78 (April 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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- Full Reference Checks
- Total Transparency
- 40+ Year's Experience
- End Of Tenancy Management



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We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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3 Barn Croft, Clitheroe, BB7 1DY