

17a ESHTON TERRACE
CLITHEROE
BB7 1BQ

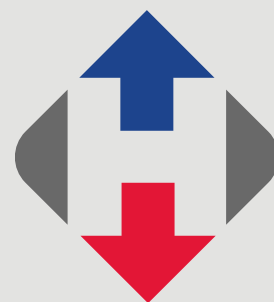
£650 per month



- Superb two-storey apartment
- Luxury kitchen open to living room
- Contemporary accommodation
- Gas central heating
- Double bedroom
- Modern 3-pce shower room
- Excellent location convenient for town
- Part-furnished. Min 12-month tenancy.

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Enjoying an excellent convenient location close to the local amenities and the castle grounds, this two-storey apartment is presented to exacting standards.



The property offers light and airy accommodation with a luxury three-piece shower room and double bedroom and a superb open plan kitchen/living room to the top floor with roof-top views towards Pendle Hill.

LOCATION: From our office proceed down Parson Lane and continue straight on at the mini roundabout, over the railway bridge into Bawdlands and turn first left into Corporation Street. Turn left and carry straight on over the level crossing in Eshton Terrace. Number 17 is situated on the right hand side.

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

ENTRANCE: Shared entrance hall with staircase.

FIRST FLOOR

ENTRANCE HALL: Staircase to top floor.

SHOWER ROOM: Housing three-piece luxury suite comprising pedestal washbasin, low suite w.c. and walk-in shower enclosure with thermostatic shower.

BEDROOM: 4.0m x 2.5m (13'1" x 8'2").

SECOND FLOOR

OPEN PLAN LIVING/KITCHEN: 7.1m x 4.5m (23'5" x 14'9"); range of contemporary fitted wall and base units with complementary working surfaces, integrated electric oven, 4-ring halogen hob and extractor hood over, integrated fridge, eaves storage, roof top views towards Clitheroe Castle and Pendle Hill.





HOLDING DEPOSIT: £150.00

DEPOSIT: £750.00

RESTRICTIONS: No pets and no Smokers.

HEATING: Gas central heating and UPVC double glazing.

SERVICES: Mains gas, electricity, water and drainage are connected.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band A £ 1,463.70 (April 2024).

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.

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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