

3 HOWE CROFT  
CLITHEROE  
BB7 1NP

£750 per month



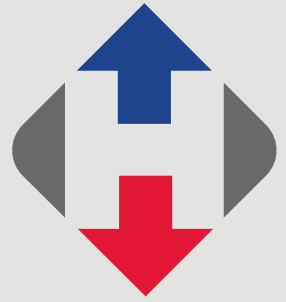
- Modern semi-detached house
- Lounge, dining area, fitted kitchen
- Front & rear gardens, parking, garage
- Highly sought-after location
- 3 bedrooms, en-suite
- House bathroom with shower
- Gas CH & double glazing
- Unfurnished. Available mid-February

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**A modern semi-detached house enjoying a favoured location in this popular, convenient residential area, within easy reach of the town centre and local amenities.**

**The property has been well-maintained and briefly comprises cloakroom, lounge open to dining room, modern fitted kitchen, three bedrooms - with en-suite to the master and a house bathroom.**

**Outside, there are garden areas to the front and rear, along with a driveway and single garage.**



**LOCATION:** From Clitheroe town centre turn right into Wellgate and continue to the 'Stop' sign. Turn right and immediate left into Shawbridge Street, then continue into Pendle Road. At the mini-roundabout turn left into Highmoor Park, then right at the T-junction into Roman Way and then first left into Howe Croft.

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

**ENTRANCE HALL:**

**CLOAKROOM:** Housing 2-piece suite comprising low suite w.c. and washbasin.

**LOUNGE:** 3.7m x 4.6m (12' x 15'); open to:

**DINING AREA:** 2.5m x 2.8m (8'1" x 9'2"); with sliding patio doors to rear garden.

**KITCHEN:** 2.8m x 2.3m (9'1" x 7'8"); with range of fitted wall and base units, built-in Neff electric oven, 4-ring induction hob with extractor over, integrated dishwasher, door to rear.

**FIRST FLOOR:**

**LANDING:** Built-in cupboard housing boiler. Loft access point.

**BEDROOM ONE:** 2.9m x 2.9m (9'6" x 9'6"); built-in wardrobe.

**EN-SUITE:** Housing 3-piece white suite comprising low suite w.c., washbasin and walk-in shower enclosure.

**BEDROOM TWO:** 2.7m x 2.8m (9' x 9'3").







**BEDROOM THREE:** 2.0m x 1.9m (6'5" x 6'4").

**BATHROOM:** With 3-piece white suite comprising panelled bath with shower over, low suite w.c. and washbasin.

**OUTSIDE:** Front and rear gardens, single garage and driveway.

**TAX BAND:** Band D.

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

**DEPOSIT:** £865.00.

**RESTRICTIONS:** No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

**AVAILABLE:** Mid-February 2020

### 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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3 Howe Croft, Clitheroe, BB7 1NP

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