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2-4 Parson Lane, Clitheroe, Lancashire BB7 2JN

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## MEADOWFOLD RIMINGTON

### £700 per month

- \* Superbly-presented end-of-three house
- \* Lounge with multi-fuel stove
- \* Luxury 3-piece house bathroom
- \* Sought-after Ribble Valley location
- \* Three bedrooms – one en-suite
- \* Attractive dining kitchen
- \* Delightful garden, parking
- \* Unfurnished.



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Situated in the picturesque village of Rimington with stunning countryside just a stones throw away yet within easy driving distance of the A59, this delightful end-of-three property is presented to the highest standards. The property offers light and airy, well-proportioned accommodation comprising a superb dining kitchen which overlooks the garden, lounge with multi-fuel stove, three bedrooms with en-suite to the master and a quality 3-piece house bathroom. Outside, the property enjoys off-road parking to the front and a good-sized rear garden.

**Location:** On entering Rimington from the Clitheroe/Chatburn direction, Meadowfold can be found on the left hand side, approximately 45 yards after the Black Bull.

**Entrance Hall:** Staircase to first floor.

**Lounge:** 4.4m x 3.8m (17'7" x 12'7"); with cast iron multi-fuel stove, built-in book case which opens to good-sized understairs storage area.

**Dining Kitchen:** 5.3m x 3.5m (12'7" x 9'8"); with a good range of attractive fitted wall and base units with complementary working surfaces, built-in electric oven, 4-ring ceramic hob with extractor over, plumbing for washing machine, laminate wood floor, French doors to rear garden.

### **First Floor**

**Landing:** Built-in storage cupboard, loft access.

**Bedroom One:** 3.7m x 3m (12'3" x 9'11"); with polished wood floor.

**En-suite:** Housing 3-piece luxury suite comprising low suite w.c., pedestal washbasin and walk-in shower enclosure with electric shower, tiled walls and tiled floor.

**Bedroom Two:** 2.7m x 2.6m narrowing to 1.7m (9' x 8'8" narrowing to 5'4"); with wooden floor and Velux window.

**Bedroom Three:** 2.7m x 2.7m (9' x 9'); with wooden floor and Velux window.

**Bathroom:** Housing luxury 3-piece white suite comprising low suite w.c., washbasin and panelled bath with direct feed shower, fully tiled walls, tiled floor, heated towel rail, Velux window.

**Outside:** Good-sized rear garden comprising paved patio, timber decking, lawned areas, gravelled path and planting border, private parking to front.

**Heating:** Oil central heating.

**Deposit:** £1,000.00.

**Restrictions:** No DSS. No Smokers. No Pets.

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

**Available:** Immediately.

#### **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.



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