

4 DEAN MEADOW
CLITHEROE
BB7 2JU

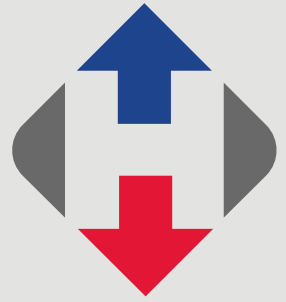
£715 per month



- Superb semi-detached house
- Contemporary fitted dining kitchen
- Presented to excellent standards
- Gardens to front & rear, private parking
- Lounge with 'Living Flame' gas fire
- Three bedrooms, modern bathroom
- Quiet cul-de-sac location
- Unfurnished. Available Early August, 2019

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Situated on the outskirts of town within easy reach of local amenities, schools and the town centre, this superb semi-detached house enjoys a peaceful cul-de-sac location with open aspects to the front over Henthorn Park.



The property is presented to excellent standards throughout. Internally, the accommodation comprises lounge, contemporary fitted dining kitchen, three bedrooms and modern bathroom suite.

Outside, the house enjoys a low-maintenance tiered rear garden, front garden area and a driveway providing private parking

Early viewing is a must!

LOCATION: From our office turn left into Parson Lane and continue straight on at the mini roundabout over the railway bridge into Bawdlands, and turn second left into Henthorn Road. Continue along this road and turn left before the park which leads into Dean Meadow.

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

ENTRANCE HALL:

LOUNGE: 4.3m x 4.0m (14'1" x 13'1") plus bay window; with 'Living Flame' gas fire and understairs storage cupboard.

DINING KITCHEN: 5.0m x 2.7m (16'5" x 8'10"); with range of contemporary fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four-ring gas hob and extractor hood over, plumbing for washing machine, vented for tumble dryer, tiled floor, door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.1m x 2.8m (13'5" x 9'2").

BEDROOM TWO: 3.0m x 2.8m (9'11" x 9'2").

BEDROOM THREE: 2.8m x 2.1m (9'2" x 6'11"); generous built-in cupboard with shelves and radiator.





BATHROOM: Modern bathroom housing three-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with thermostatic shower over.

OUTSIDE: Low-maintenance tiered rear garden with paved patio areas and raised lawn. To the front of the property is a garden area laid to lawn and side driveway providing private parking.

DEPOSIT: £825.00.

AVAILABLE: Early August, 2019.

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

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

COUNCIL TAX: Band C.

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.





4 Dean Meadow, Clitheroe, BB7 2JU

CALLING ALL
LANDORDS!

LET us LET your property to the right tenant

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

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