

1 MOOR LANE
CLITHEROE
BB7 1BE

£650 per month

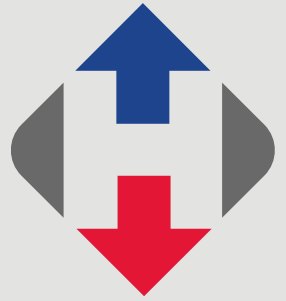


- Spacious town centre apartment
- Double bedroom, 2nd bedroom/office
- Fantastic central location
- Excellent range of built-in storage
- Well-presented throughout
- 3-piece shower room
- Modern kitchen, lounge
- Unfurnished. Available immediately.

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Situated right in the heart of the town centre, this first floor apartment has excellent access to the range of amenities on offer.

The accommodation comprises lounge, modern fitted kitchen with integrated cooker, hallway providing excellent range of built-in storage, three-piece shower room, double bedroom and additional second bedroom or office.



LOCATION: From our Clitheroe sales office walk down Moor Lane, passing the Church on the left hand side and turn left onto the cobbled street. There is a gate on the right hand side and number 1 is accessed through this.

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

ENTRANCE HALL: With staircase to accommodation.

LANDING:

BEDROOM TWO/OFFICE: 3.3m x 1.6m (10'10" x 5'3"); built-in cupboard housing gas fired central heating boiler.

SHOWER ROOM: With modern 3-piece white suite comprising pedestal washbasin, low suite w.c. and walk-in shower enclosure housing thermostatic shower.

HALLWAY: With excellent range of built-in storage, plumbing for washing machine.

BEDROOM ONE: 2.9m x 2.2m (9'6" x 7'3").

KITCHEN: 2.5m x 1.4m (8'2" x 4'7"); contemporary fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring ceramic hob and extractor fan over.

LOUNGE: 4.2m x 3.3m (13'9" x 10'10").





DEPOSIT: £750.00.

RESTRICTIONS: No Pets. No Smokers.

AVAILABLE: Immediately. Minimum 12-month tenancy.

EPC: The energy efficiency rating for this property is C (77).

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.

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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