

16 STAMFORD PLACE
CLITHEROE
BB7 1NT

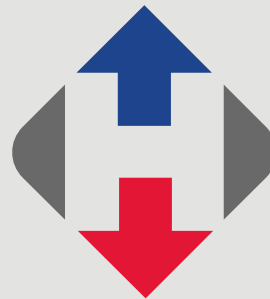
£525 per month



- Stonebuilt mid-terrace house
- Lounge, dining room, kitchen
- Two bedrooms, Gas CH
- Convenient for town centre
- Two bedrooms
- Bathroom with shower
- Garden forecourt, rear yard
- Unfurnished. Minimum 12 months

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Situated just off Salthill Road, within easy reach of the town centre and amenities, this traditional stonebuilt terrace provides bright, easily-managed accommodation with lounge, dining room, fitted kitchen, two bedrooms, white bathroom suite with electric shower and rear yard.



LOCATION: From Clitheroe town centre travel down Castle Street and proceed straight on into York Street. At the roundabout take the third exit and then turn first left into Salthill Road. Stamford Place runs off to the right hand side and can only be accessed on foot.

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

LOUNGE: 3.9m x 3.7m (12'8" x 12'0").

DINING ROOM: 3.5m x 2.7m (11'6" x 8'10"); understairs storage area.

KITCHEN: 3.7m x 1.6m (12'0" x 5'1"); range of fitted wall and base units with complementary working surfaces, electric oven, 4-ring electric hob, plumbing for washing machine, door to rear.

FIRST FLOOR:

BEDROOM ONE: 3.7m x 3.5m (12'2" x 11'6"); with built-in wardrobe.

BEDROOM TWO: 1.9m x 2.7m widening to 3.7m (6'4" x 8'11" widening to 12'2").

BATHROOM: Housing three-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over.

OUTSIDE: Good-sized garden forecourt with paved patio, enclosed rear yard.

HEATING: Gas central heating.

DEPOSIT: £605.00





RESTRICTIONS: No pets and no smokers.

AVAILABLE: Immediately and minimum 12 months tenancy.

EPC: Rating D.

COUNCIL TAX: Band A.

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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