

7 GRAFTON STREET
CLITHEROE
BB7 1NQ

£775 per month

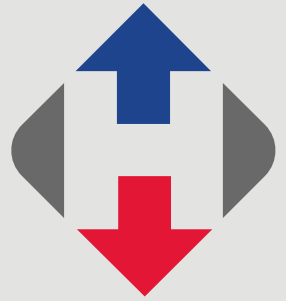


- Well-presented mid terrace house
- Lounge with feature fireplace
- Enclosed rear yard, useful garage
- Convenient location
- 2 bedrooms
- Modern dining kitchen, utility room
- 3-piece bathroom with shower
- Unfurnished. Min 12-month tenancy.

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Situated within easy reach of the town centre and its many amenities, this lovely mid-terrace house offers deceptively spacious accommodation.

The property benefits from a newly installed kitchen, as well as new carpets and decor, and comprises lounge with feature fireplace, good-sized dining kitchen, utility room, two bedrooms and a three-piece bathroom with shower.



Outside, there is an enclosed rear yard with useful garage/workshop.

LOCATION: From Clitheroe Town Centre, proceed along Castle Street and turn right by the library clock into Wellgate. At the T-junction turn right, then left at the mini roundabout in Shawbridge Street. Take the first right into Peel Street and then second left into Grafton Street.

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

LOUNGE: 4.1m x 3.8m (13'7" x 12'7"); with feature brick-built fireplace housing coal-effect gas stove.

DINING KITCHEN: 4.0m x 3.1m (13'3" x 10'3"); with range of fitted wall and base units with complementary laminate working surfaces, electric cooker with 4-ring gas hob and extractor over, under stairs storage cupboard.

UTILITY ROOM: 3.5m x 1.8m (11'6" x 6'); with plumbing for washing machine and vented for tumble dryer, door to rear yard.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.1m x 3.9m (13'7" x 12'11"); decorative fireplace.

BEDROOM TWO: 3.1m x 2.0m (10'3" x 6'8"); built-in cupboard.

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





OUTSIDE: Enclosed rear yard with useful garage/workshop.

HEATING: Gas central heating.

DEPOSIT: £894.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers.

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

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.





**CONFIDENCE
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