

17 BAWDLANDS  
CLITHEROE  
BB7 2LA

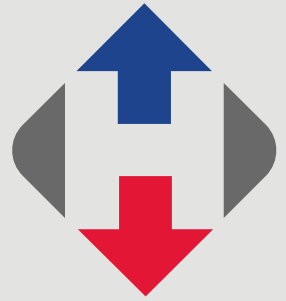
£640 per month



- Attractive mid-terrace cottage
- Lounge, modern dining kitchen
- Bright & airy accommodation
- Convenient for town centre
- 2 bedrooms, attic storage
- Contemporary bathroom suite
- Enclosed rear yard with store
- Unfurnished. Min 12-month tenancy.

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**Situated in a convenient location only a short distance from the town centre, this delightful cottage comprises modern fitted dining kitchen and lounge with original decorative stone fireplace to the ground floor.**



**On the first floor are two bedrooms, attractive contemporary three-piece bathroom suite with shower and ladder-access to a boarded attic which offers useful storage.**

**Externally there is an enclosed rear yard with store.**

**LOCATION:** From our office turn right down Parson Lane and carry straight on at the mini roundabout over the railway bridge and into Bawdlands. The property is situated on the left hand side.

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

**LOUNGE:** 3.6m x 3.9m (11'10" x 12'8"); with original decorative stone fireplace, oak flooring.

**DINING KITCHEN:** 3.6m x 3.3m (11'9" x 10'10"); a range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring ceramic hob with extractor fan, external door to rear yard.

**FIRST FLOOR:**

**LANDING:** Pull down ladder leading to partly boarded loft area.

**BEDROOM ONE:** 3.6m x 3.6m (11'10" x 11'9").

**BEDROOM TWO:** 2.7m x 1.9m (9'0" x 6'2").

**BATHROOM:** Contemporary bathroom housing 3-piece white suite comprising low suite w.c., pedestal washbasin and P-shaped bath with direct feed shower over, tiled flooring, tiled walls.

**OUTSIDE:** Enclosed rear yard with store.





**DEPOSIT:** £738.00.

**RESTRICTIONS:** No pets and no Smokers.

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

**COUNCIL TAX:** Band A £1,339.53 (April 2022).

### **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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