

10 HOWE CROFT
HIGHMOOR PARK
CLITHEROE
BB7 1NP



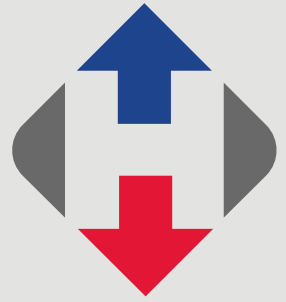
£600 per month



- Well-proportioned end quasi-semi
- Lounge, conservatory, fitted kitchen
- Landscaped split-level rear garden
- Sought-after cul-de-sac location
- 2 double bedrooms
- Bathroom with shower
- Private parking for 2 cars
- Unfurnished

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Situated at the end of a cul-de-sac in an elevated position with outlooks towards Clitheroe Castle and convenient for the town centre, this modern end quasi-semi provides well-proportioned accommodation.



The property offers fitted kitchen, lounge, conservatory, two double bedrooms, bathroom with shower, split-level landscaped rear garden and private parking for two cars.

LOCATION: From Clitheroe town centre turn right into Wellgate and continue to the 'Stop' sign. Turn right and immediate left into Shawbridge Street and continue into Pendle Road. At the mini roundabout turn left into Highmoor Park, then right at the T-junction into Roman Way and left into Howe Croft.

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

ENTRANCE HALL: Built-in storage cupboard, laminate wood floor.

KITCHEN: 2.9m x 2.5m (9'8" x 8'4"); a range of modern fitted wall and base units with complementary working surfaces and breakfast bar, built-in electric cooker, 4-ring ceramic hob with extractor hood over, plumbing for a washing machine.

LOUNGE: 4.4m x 4.2 (14'7" x 13'11"); understairs storage cupboard, open staircase to first floor.

CONSERVATORY: 3.3m x 2.5m (10'11" x 8'4").

FIRST FLOOR:

LANDING: Built-in cupboard housing boiler and loft access.

BEDROOM ONE: 4.4m x 3.0m (14'7" x 9'11").

BEDROOM TWO: 3.4m x 2.2m (11'3" x 7'4"); with built-in wardrobe.

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





OUTSIDE: Private parking for two cars, forecourt garden, split-level landscaped rear garden with lawned area, timber decking, patio and shed.

DEPOSIT: £800.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

COUNCIL TAX: Band C.

Please Note

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. 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.





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