

12 HOWE CROFT
CLITHEROE
BB7 1NP

£575 per month



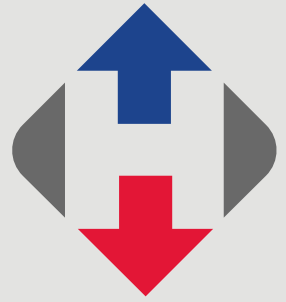
- Modern mews style house
- Spacious lounge with patio doors
- Parking for 2 cars
- Convenient for the town centre
- 2 bedrooms, 3-piece bathroom
- Fitted kitchen with oven & hob
- Lawned gardens to rear
- Unfurnished. Available Early Nov. 2019

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A modern two bedroom mews style house situated on a cul-de-sac within this popular development which is within walking distance of Clitheroe town centre and Brookside Primary School.

The ground floor has an entrance hall with cloaks store, a kitchen with cream gloss units and integrated oven and hob, there is a spacious lounge with patio to the rear garden. The first floor has two bedrooms and a 3-piece bathroom with shower over the bath.

Externally there is parking for two cars to the front and at the rear there is an enclosed garden with patio and lawn.



LOCATION: Travelling up Pendle Road from Lidl turn left at the roundabout into Highmoor Park. Continue straight on to the T-junction and turn right and first left into Howe Croft.

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

ENTRANCE HALL: Through half-glazed front door, coved cornicing, cloak storage cupboard and laminate flooring.

KITCHEN: 3.0m x 2.5m (9'9" x 8'4"); with a fitted range of cream gloss wall and base units with complementary laminate work surface and tiled splashback, stainless steel single drainer sink unit with mixer tap, integrated electric oven, four-ring stainless steel gas hob with stainless steel extractor canopy over, plumbing for washing machine, space for fridge freezer and laminate flooring.

LOUNGE: 4.4m x 4.3 (14'7" x 14'2"); with coved cornicing, television point, laminate flooring, spindle staircase off to first floor and PVC patio door opening onto rear garden.

FIRST FLOOR:

LANDING: With loft access and airing cupboard housing boiler and hot water cylinder.

BEDROOM ONE: 4.4m x 3.0m (14'7" x 9'9"); with two windows to front elevation and coved cornicing.

BEDROOM TWO: 3.4m x 2.2m (11'1" x 7'4"); with coved cornicing, overstairs storage cupboard with hanging and outlooks across Clitheroe towards Clitheroe Castle.

BATHROOM: Housing 3-piece white suite comprising low suite w.c., pedestal wash handbasin, panelled bath with chrome mixer tap, electric shower over and glass shower screen with part-tiled walls and





OUTSIDE: The property has Tarmac parking for two cars to the front of the property and to the rear is an enclosed garden with paved patio, lawn, planting borders and boundary fencing.

HEATING: Gas central heating.

DEPOSIT: £663.00.

AVAILABLE: Early November, 2019.

RESTRICTIONS: Unfortunately no housing benefit claimants can be considered due to a restriction in the landlord's mortgage term. No Pets. No smokers.

COUNCIL TAX: Band C.

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 GUARANTEE

FREE Property Appraisal
Full Reference Checks
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40+ Year's Experience
End Of Tenancy Management



12 Howe Croft, Clitheroe, BB7 1NP

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