

4 BRIGHT STREET  
CLITHEROE  
BB7 1NW

£650 per month

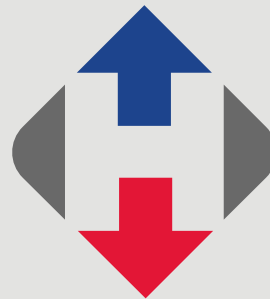


- Modern mid-terrace property (1 of 3)
- Bright spacious living room
- Allocated parking & gardens
- Situated close to Clitheroe town centre
- 3 bedrooms
- Modern fitted dining kitchen
- Well-presented throughout
- Unfurnished. Available immediately.

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**An attractive modern terraced property situated close to the centre of Clitheroe with good access to the town's growing number of amenities.**

**The property benefits from allocated parking and an enclosed garden to the rear. Accommodation comprises an entrance porch, bright spacious living room, good-sized modern fitted dining kitchen, useful cloakroom, three first floor bedrooms and a 3-piece bathroom with a plumbed shower.**



**LOCATION:** From the main road in Clitheroe proceed straight on at the Library Clock onto York Street and turn right at the roundabout on to Waterloo Road, follow the road around to the right before turning left onto Holden Street, proceed to the end of the road and turn left on to Taylor Street and then first right onto Bright Street, number 4 can be found on the right hand side.

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

**ENTRANCE PORCH:** With double glazed external door and meter cupboard.

**LIVING ROOM:** 4.3m x 4.1m (14'3" x 13'4"); with 'Living Flame' gas fire on a hearth and staircase to first floor landing.

**DINING KITCHEN:** 4.0m x 3.1m (13'3" x 10'2"); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring gas hob with stainless steel extractor over, single drainer stainless steel sink unit, wall-mounted combination central heating boiler, plumbed and drained for an automatic washing machine, partially tiled walls, PVC patio doors to the rear garden and additional built-in storage cupboards.

**CLOAKROOM:** With a 2-piece suite comprising low level w.c and wash hand basin.

**FIRST FLOOR:**

**LANDING:** With built-in storage cupboards.

**BEDROOM ONE:** 4.1m x 3.2m max, 2.8m min (13'4" x 10'6" max, 9'2" min).

**BEDROOM TWO:** 3.7m x 2.1m (12'3" x 7').

**BEDROOM THREE:** 2.4m x 1.9m (7'9" x 6'1").

**BATHROOM:** Housing 3-piece suite comprising low level w.c., pedestal hand washbasin and panelled bath with plumbed shower over and partially-tiled walls.





**OUTSIDE:** To the front of the property is a small lawned garden area and driveway providing off-road parking, to the rear of the property is a good-sized enclosed garden with raised low maintenance paved patio area.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in PVC frames throughout.

**DEPOSIT:** £750.00.

**AVAILABLE:** Immediately.

**RESTRICTIONS:** No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

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

**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

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4 Bright Street, Clitheroe, BB7 1NW

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