

FLAT 3
17 ESHTON TERRACE
CLITHEROE

BB7 1BQ
£550 per month



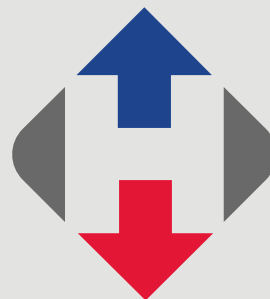
- Modern ground floor apartment
- Modern fitted kitchen
- Bright lounge with French doors
- Sought-after, convenient location
- Double bedroom
- Contemporary en-suite shower room
- Small paved yard area
- Unfurnished. Min 12-month tenancy.

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A superb ground floor apartment situated close to Clitheroe town centre and only a stones' throw away from the Castle.

The property offers a contemporary fitted kitchen, lounge with French doors and double bedroom with a modern en-suite suite shower room.

Outside there is a small paved yard area.



LOCATION: From our office proceed down Parson Lane and continue straight on at the mini roundabout, over the railway bridge into Bawdlands and turn first left into Corporation Street. Turn left and carry straight on over the level crossing in Eshton Terrace. Number 17 is situated on the right hand side, with the entrance to the property being on Wilson Street.

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

KITCHEN: 3.1m x 2.3m (10'6" x 5'11"); range of contemporary fitted wall and base units with complementary working surfaces, integrated electric oven, 4-ring halogen hob and extractor hood over, integrated fridge. Open to:

LOUNGE: 4.5m x 4.2m (14'10" x 13'11"); French doors to yard area.

BEDROOM: 3.3m x 2.8m (10'11" x 9'4").

EN-SUITE: Housing three-piece modern suite comprising pedestal washbasin, low suite w.c. and walk-in shower enclosure with thermostatic shower.

OUTSIDE: Indian stone paved patio area.





HEATING: Gas central heating.

DEPOSIT: £634.00

AVAILABLE: Immediately.

RESTRICTIONS: No Pets and no Smokers.

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

COUNCIL TAX: Band A.

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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Flat 3, 17 Eshton Terrace, Clitheroe, BB7 1JBQ