

53 BRACKEN HEY
CLITHEROE
BB7 1LW

£650 per month



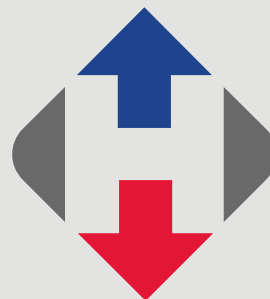
- Modern end townhouse
- Cloakroom, fitted kitchen
- Gardens, driveway, garage
- Sought-after residential location
- Spacious lounge with dining area
- Two double bedrooms
- Contemporary bathroom with shower
- Unfurnished. Available Mid-February

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A modern end news-style house situated on the sought-after Highmoor Park development, offering excellent convenience for the town centre, local amenities and the A59.

The ground floor accommodation comprises two-piece cloakroom, fitted kitchen and spacious lounge overlooking the garden. On the first floor there are two double bedrooms a contemporary bathroom with shower.

Outside, there is a lovely enclosed rear garden, driveway and single garage.



LOCATION: From Clitheroe Castlegate proceed along Castle Street and turn right by the library clock into Wellgate and continue to the 'Stop' sign. Turn right and immediate left into Shawbridge Street and continue into Pendle Road. Turn left at the mini-roundabout into Highmoor Park and continue to the T-junction. Turn right into Roman Way, continuing into Bracken Hey and the house can be found on the right hand side.

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

ENTRANCE HALL: Staircase to first floor.

CLOAKROOM: Housing two-piece suite comprising low suite w.c. and pedestal washbasin.

KITCHEN: 2.8m x 1.6m (9'2" x 5'3"); range of fitted wall and base units with complementary working surfaces, integrated electric oven, four-ring ceramic hob with extractor over, plumbing for washing machine.

LOUNGE: 4.9m x 3.7m (16'1" x 12'2"); with feature coal-effect fire, patio doors to rear garden, built-in storage cupboard.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 3.7m x 2.8m (12'2" x 9'2").

BEDROOM TWO: 3.7m x 2.8m (12'2" x 9'2"); with built-in housing hot water tank.

BATHROOM: With contemporary three-piece suite comprising pedestal washbasin, low suite w.c. and panelled bath with shower over.





OUTSIDE: Low maintenance rear garden with paved patio and planting border. Front garden, garage and driveway.

DEPOSIT: £750.00

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

AVAILABLE: Immediately.

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

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.





53 Bracken Hey, Clitheroe, BB7 1LW

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LANDORDS!

LET us LET your property to the right tenant

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please ask for details

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