

3 GUARDIANS CLOSE
CLITHEROE
BB7 4SF

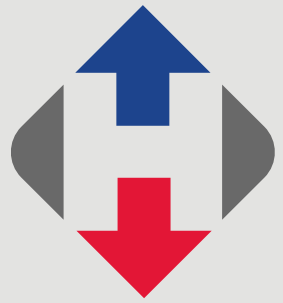
£875 per month



- Superb mews property
- Two good-sized bedrooms
- Driveway, generous rear garden
- Sought after location on edge of town
- Spacious open-plan living accommodation
- Contemporary bathroom suite
- Quality fixtures and fittings
- Unfurnished. Min 12-month tenancy.

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A stunning mews-style property, situated in a highly desirable area offering excellent convenience for the local amenities and the A59.



The ground floor accommodation comprises two-piece cloakroom and open plan kitchen with living space. On the first floor, there are two decent sized bedrooms and a contemporary house bathroom.

Outside there is a generous rear garden, mainly laid to lawn and driveway to the front.

LOCATION: From Clitheroe town centre proceed down Castle Street into York Street and straight on at the roundabout into Chatburn Road. Continue past Clitheroe Royal Grammar School and turn second right into Coplow View, then take the first left into Guardians Close.

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

ENTRANCE HALL: with built-in storage cupboard.

CLOAKROOM: housing two-piece white suite comprising low suite w.c. and pedestal wash basin.

OPEN PLAN KITCHEN/LIVING SPACE: 6.4m x 4.1m (20'11" x 13'5"); with range of contemporary fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four ring gas hob with extractor over, integrated fridge freezer, plumbing for washing machine, French doors to rear garden.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 4.1m x 3.0m (13'5" x 9'11"); with built-in triple wardrobe.

BEDROOM TWO: 4.1m x 2.3m (13'5" x 7'7").

BATHROOM: Housing three-piece white suite comprising low suite w.c., pedestal wash basin and panelled bath with thermostatic shower over.

OUTSIDE: Generous rear garden mainly laid to lawn, private driveway to the front.





DEPOSIT: £1,009.00.

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band B £1,707.65 (April 2024).

MINIMUM INITIAL FIXED TERM: 12 months.

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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