

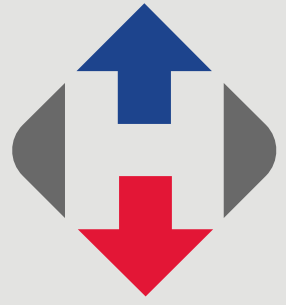
FLAT 5
12 EDWARD DRIVE
CLITHEROE
BB7 1FF
£625 per month



- 2nd floor apartment
- Living/dining/kitchen
- Allocated parking space
- Convenient, popular residential location
- Two bedrooms
- 3-piece bathroom
- Gas CH & PVC DG
- Unfurnished. Available immediately.

A modern second floor flat located within the Montgomerie Gardens residential development on the outskirts of Clitheroe.

Conveniently located within walking distance of the town centre it offers an open plan living space, two bedrooms and stylish house bathroom. Perfectly situated for commuters, it is five minutes from the train station and two miles from the A59. Preston is 17 miles away and Manchester 33 miles. With Clitheroe being on the Yorkshire border, Harrogate and Leeds are also easily accessible by rail and road.



LOCATION: From our Lettings office follow the road down the hill, over the roundabout and onto Bawdlands. Turn first left here onto Corporation Street and then at the T junction turn left again onto Eshton Terrace. Follow the road over the railway crossing and turn third right onto Woone Lane. Follow the road up and continue until reaching the Primrose Mill development site on the right hand side. Turn right onto Edward Drive.

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

ENTRANCE HALL: Access to living accommodation, store cupboard with Baxi boiler, second useful store cupboard and wall mounted intercom.

LIVING/DINING/KITCHEN: 3.4m x 4.9m (11'3" x 16'2"); With a range of modern fronted base units with wood effect laminate work tops incorporating stainless steel twin sink and drainer unit and four-ring gas hob with extractor over. Integrated Zanussi electric oven and grill, fridge freezer and washing machine. Two double glazed uPVC opening windows taking in views over Clitheroe to Kemple End and Waddington Fell. Wood effect laminate floor, TV aerial point, telephone socket and radiator.

BEDROOM ONE: 2.4m x 4.3m (8' x 14'3"); double size bedroom with double glazed uPVC opening window with fitted blind and built-in wardrobe with hanging rail and shelf over. TV aerial point and loft access hatch.

BEDROOM TWO: 2.4m x 3.3m (8' x 10'11"); single bedroom with radiator and double glazed opening window with fitted blind.

BATHROOM: Housing three-piece suite incorporating twin flush LLWC, matching pedestal hand basin and panelled bath with shower over. Partially tiled walls, extractor fan, chrome towel radiator and wall mounted mirror.

OUTSIDE: Allocated parking space for one vehicle.





DEPOSIT: £721.00.

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band B.

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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22 Montague Street, Clitheroe, BB7 2EB