

7 CORPORATION STREET
CLITHEROE
BB7 1DW

£650 per month

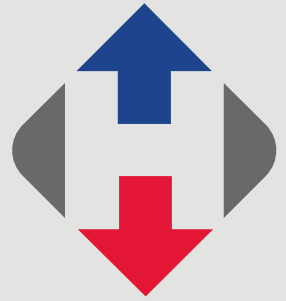


- Excellent end-terraced house
- Good-sized lounge
- Spacious fitted dining kitchen
- Conveniently located for town centre
- Two bedrooms
- Modern bathroom with shower
- Enclosed rear yard
- Unfurnished. Min 12-month tenancy.

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This end terraced house enjoys a desirable location on the fringe of Clitheroe town centre.

The property has new carpets and is newly-decorated throughout and boasts a good-sized lounge, quality fitted dining kitchen, 2 bedrooms and a modern 3-piece bathroom with shower.



Outside, there is a decent-sized rear yard, which is not overlooked. Early viewing is strongly recommended.

LOCATION: From our office turn left into Parson Lane and continue straight on at the mini roundabout over the railway bridge into Bawdlands. Turn first left into Corporation Street and the house can be found on the left hand side.

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

LOUNGE: 4.2m x 4.2m (13'11" x 13'11"); open staircase to first floor.

DINING KITCHEN: 3.8m x 2.6m (12'7" x 8'8"); with a good range of cherry wood wall and base units with complementary working surfaces, built-in stainless steel electric oven, 4-ring gas hob with filter hood over, plumbing for washing machine and door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.5m x 4m (11'7" x 13'3").

BEDROOM TWO: 3.7m x 1.8m (12'3" x 6').

BATHROOM: Housing modern three-piece white suite comprising panelled bath with direct feed shower over, low suite w.c. and pedestal washbasin.





OUTSIDE: Good-sized, private rear yard.

DEPOSIT: £750.00

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band A, £1,239.59 (April 2020).

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.

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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7 Corporation Street, Clitheroe, BB7 1DW