

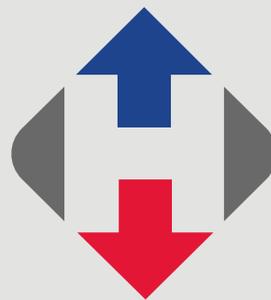
FIRST FLOOR FLAT
36 YORK STREET
CLITHEROE
BB7 2DL
£700 per month



- 2-storey town centre apartment
- Lounge with decorative fire
- 3-piece house bathroom
- Convenient central location
- Fitted kitchen with appliances
- 3 bedrooms, shower room
- Gas central heating
- Unfurnished. Minimum 12-month tenancy.

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Enjoying an enviable town centre location, this two-storey apartment offers spacious accommodation brimming with character.



The property is tastefully decorated and briefly comprises a good-sized lounge with decorative fire, fitted kitchen, three good bedrooms, shower room and a three-piece house bathroom.

LOCATION: From Clitheroe Town Centre continue along Castle Street and carry straight on by the library clock into York Street. The property can be found on the right hand side.

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

ENTRANCE HALLWAY: Staircase to first floor.

FIRST FLOOR:

LOUNGE: 4.6m x 4.5m narrowing to 3.5m (15' x 14'8"/11'5"); with decorative fireplace.

KITCHEN: 3.0m x 3.0m (9'9" x 9'11"); with laminate floor, range of fitted wall and base units with complementary working surfaces, built-in double electric oven, four-ring gas hob with extractor over, breakfast bar.

BATHROOM: 3.0m x 1.4m (9'10" x 4'8"); housing 3-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with shower tap fitment.

SECOND FLOOR:

BEDROOM ONE: 3.0m x 2.7m (9'10" x 8'11"); built-in wardrobes.

BEDROOM TWO: 4.7m x 1.9m (15'5" x 6'3"); built-in wardrobes.

BEDROOM THREE: 4.6m x 2.4m (15'2" x 8').

SHOWER ROOM: 3.0m x 1.2m (9'10" x 3'11"); housing 3-piece suite comprising low suite w.c., pedestal wash handbasin and walk-in shower enclosure, tiled floor.





DEPOSIT: £807.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band A, £1,531.40 (April 2025).

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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36 York Street, Clitheroe, BB7 2DL