

29 MEARLEY SYKE
HIGHMOOR PARK
CLITHEROE
BB7 1JG

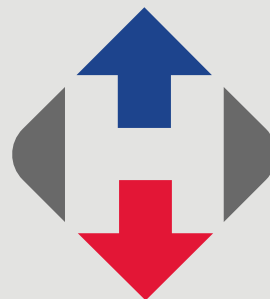
£695 per month



- Well-presented modern quasi-semi
- Two bedrooms
- Private parking, rear garden
- Gas central heating
- Fitted dining kitchen, lounge
- 3-piece bathroom
- Favoured cul-de-sac location
- Unfurnished. Min 12-month tenancy.

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This modern quasi-semi is situated in a favoured cul-de-sac location in this popular, convenient residential area, within easy reach of the town centre and most amenities.



The property offers well-presented accommodation comprising lounge, fitted dining kitchen, two bedrooms and three-piece bathroom.

Externally the house enjoys private parking and rear garden.

LOCATION: From Clitheroe town centre continue along Castle Street and turn right by the library clock into Wellgate. Continue to the 'Stop' sign and turn right, then immediately left into Shawbridge Street, which becomes Pendle Road and at the mini roundabout turn left into Highmoor Park and continue to the T-junction. Turn left into Mearley Syke, and then left at the bottom and No 29 is in the first cul-de-sac on the right.

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

ENTRANCE PORCH: With alarm panel.

LOUNGE: 3.6m x 4.7m (11'11" x 15'3"); open staircase to first floor with understairs storage cupboard.

DINING KITCHEN: 3.5m x 3m (11'7" x 9'11"); with range of fitted wall and base units with complementary laminate working surfaces, built-in electric oven and four-ring gas hob with extractor over.

FIRST FLOOR:

BEDROOM ONE: 3.6m x 2.8m (11'9" x 9'2").

BEDROOM TWO: 3.6m x 2.2m (11'9" x 7'1").

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





OUTSIDE: Private parking for one car and lawned rear garden.

DEPOSIT: £801.00

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band B, £1,446.18 (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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