

1 NEW MARKET STREET
CLITHEROE
BB7 2JW

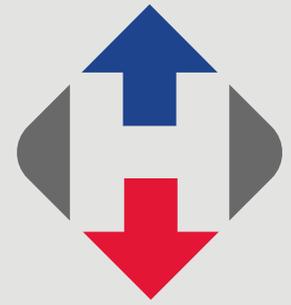
£795 per month



- Well presented 1st floor apartment
- 2 large double bedrooms
- Sizeable lounge with fire
- Modern dining kitchen & bathroom
- Deceptively spacious accommodation
- Convenient town centre location
- Gas CH & double glazing
- Unfurnished, available immediately

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A well presented first floor apartment situated in a prime central town centre location, fantastically positioned for the array of shops and amenities on offer and close by to train and bus stations. This deceptively spacious apartment provides a large entrance hallway and gallery landing, generous lounge with feature fire, sizeable fitted modern dining kitchen with some integrated appliances, two excellent double bedrooms and a three piece bathroom with shower.



LOCATION: From our sales office on Castlegate proceed down Castle Street, take the first left turning into King Street. New Market Street is the next turning on the left hand side.

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

ENTRANCE HALLWAY: With external wooden door, meter cupboard, staircase leading to first floor.

LANDING: Spacious area with gallery spindle balustrade, loft access.

LOUNGE: 5.3m x 4.6m (17'5" x 15'0"); with feature black plasma electric fire, television point, telephone point.

KITCHEN: 4.1m x 3.6m (13'7" x 11'10"); with modern range of cream fitted wall and base units with complementary laminate working surfaces, tiled splash back, single stainless steel sink drainer unit with mixer tap, integrated electric oven with 4-ring electric hob and extractor filter over, laminate breakfast bar, plumbing for washing machine, fridge with freezer compartment, vinyl flooring, cupboard housing wall mounted gas central heating boiler.

BEDROOM ONE: 4.5m x 3.8m (14'10" x 12'7"); with television point, telephone point.

BEDROOM TWO: 3.6m x 3.4m (11'8" x 11'1"); with television point.

BATHROOM: With spacious 3-piece white suite comprising bath with shower over, pedestal wash basin with mixer tap, low suite w.c. with push button flush, built in storage cupboards, fully tiled walls, vinyl flooring.





DEPOSIT: £917.00.

RESTRICTIONS: No pets and no smokers.

AVAILABLE: Immediately

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

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

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.

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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