

70a HIGHFIELD ROAD  
CLITHEROE  
BB7 1NE

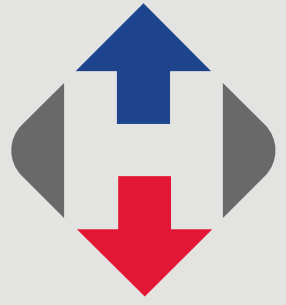
£550 per month



- Quaint back-to-back cottage
- Good-sized yard area
- Spacious bathroom with shower
- Convenient, edge of town location
- Double bedroom
- Open plan kitchen/lounge
- Utility area
- Unfurnished. Min. 12-month tenancy.

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**Situated on the edge of Clitheroe town centre, discreetly tucked away from the main road, this delightful back-to-back cottage will make a lovely home for a single person or couple.**



**The accommodation comprises open-plan lounge with modern fitted kitchen, double bedroom, utility room and spacious 3-piece white bathroom with shower. Outside, there is a generous yard area.**

**LOCATION:** From Clitheroe town centre turn right by the library clock into Wellgate. Turn next right into Lowergate and take the next left turning into Highfield Road. Carry straight on at the crossroads and 70a is situated on the right hand side, through the alley.

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

**OPEN-PLAN LOUNGE/KITCHEN:** 4.4m x 3.6m (14'7" x 11'11"); with wall and base units with complementary working surfaces and breakfast bar, integrated electric cooker, 4-ring ceramic hob with extractor over, understairs storage cupboard.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM:** 4.4m x 2.6m (14'11" x 8'8"); built-in cupboard housing gas fired central heating boiler.

**UTILITY ROOM:** Plumbing for washing machine.

**BATHROOM:** Spacious room housing 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with direct feed shower over.

**OUTSIDE:** Good-sized yard area with planting borders.

**HEATING:** Gas central heating.







**DEPOSIT:** £635.00.

**RESTRICTIONS:** No Pets and No Smokers.

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band A, 1,463.70 (April 2024)

**MINIMUM RENTAL 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.

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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