

1 BARN CROFT
CLITHEROE
BB7 1DY

£750 per month



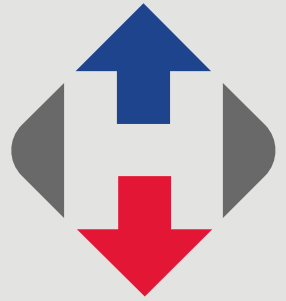
- Well-presented modern town house
- Lounge, contemporary fitted kitchen
- Garden areas to front & rear, parking
- Gas CH, double glazing
- Two bedrooms
- Bathroom with shower
- Within easy walking distance of town
- Unfurnished. Min 12-month tenancy.

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An attractive, modern quasi semi-detached house situated in a convenient location within easy reach of the town centre, castle grounds and most amenities.

The house enjoys an enviable corner plot and provides easily managed accommodation comprising lounge, contemporary fitted kitchen, two bedrooms and bathroom with shower.

Outside, there is private parking and gardens to the front and rear.



LOCATION: From our lettings office on Parson lane continue straight on at the mini roundabout into Bawdlands. After the railway bridge turn first left into Corporation Street, then left at the bottom, and right just before the level crossing into Franklin Street. At the end of Franklin Street turn right and immediate left into Barn Croft.

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

ENTRANCE HALL:

LOUNGE: 4.4m x 3.0m (14'7" x 9'11"); with open staircase to the first floor.

DINING KITCHEN: 3.8m x 2.7m (12'7" x 9'); with range of modern fitted wall and base units with complementary working surfaces, built-in electric oven and four-ring gas hob with extractor over, plumbing for washing machine, sliding patio doors to rear garden and understairs storage.

FIRST FLOOR:

BEDROOM ONE: 3.8m x 2.5m (12'7" x 8'4").

BEDROOM TWO: 3.8m x 2.3m (12'7" x 7'8").

HOUSE BATHROOM: Housing 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with shower over.

OUTSIDE: Gardens to the front and side mainly laid to lawn. Enclosed rear garden with paved patio and private driveway with parking for two cars.





DEPOSIT: £865.00

HOLDING DEPOSIT: £173.07

RESTRICTIONS: No pets and no smokers.

AVAILABLE: Early December 2024.

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

COUNCIL TAX: Band B £1,707.65 (April 2024).

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.





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