

61 BRACKEN HEY
CLITHEROE
BB7 1LW



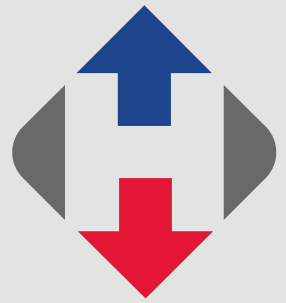
£675 per month



- Modern end quasi-semi detached house
- Lounge, 2-piece cloakroom
- 3-piece bathroom with shower
- Sought-after cul-de-sac location
- 2 good-sized bedrooms
- Bright fitted kitchen
- Gardens, garage and parking
- Unfurnished. Min. 12-month tenancy

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A well-presented property located in a prime residential area, convenient for the town centre and other amenities and within easy reach of the A59.



The house has been tastefully decorated throughout and offers comfortable accommodation with attractive fitted kitchen, lounge, two good-sized bedrooms, easily maintained rear garden, detached garage and parking.

LOCATION: From Clitheroe town centre proceed along Castle Street and turn right by the library clock into Wellgate and continue to the 'Stop' sign. Turn right and immediate left into Shawbridge Street and continue into Pendle Road. Turn left at the mini roundabout into Highmoor Park and continue to the T-junction. Turn right into Roman Way, continuing into Bracken Hey and the house is on the left hand side.

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

ENTRANCE HALL: Staircase off to first floor.

CLOAKROOM: Housing 2-piece suite comprising low suite w.c and wash handbasin.

KITCHEN: 2.8m x 1.7m (9'4" x 5'8"); with range of fitted wall and base units, built-in electric oven and 4-ring gas hob with extractor over, plumbing for washing machine.

LOUNGE: 4.9m x 3.7m (16'2" x 12'3"); laminate floor, under stair storage cupboard and patio door to rear garden.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.7m x 2.9m (12'3" x 9'8").

BEDROOM TWO: 3.7m x 2.8m (12'3" x 9'4"); built-in cupboard.

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

OUTSIDE: Small front garden area, single garage and driveway. Easily maintained gravelled rear garden with planting borders.





DEPOSIT: £778.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band C.

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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