

11 BARN CROFT  
CLITHEROE  
BB7 1DY

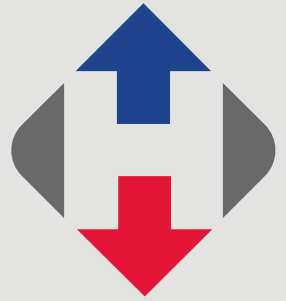
£950 per month



- Superb modern semi-detached house
- 2 receptions, contemporary kitchen
- Private parking, pleasant rear garden
- Situated on a quiet cul-de-sac
- 3 bedrooms
- Modern bathroom with shower
- Sought-after location
- Unfurnished. Min 12-month tenancy.

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**A modern semi-detached family home situated on a quiet cul-de-sac, within walking distance of Clitheroe town centre and its wide range of amenities. The property offers an open-plan lounge through to the dining room, modern fitted kitchen, three bedrooms and a contemporary house bathroom with shower.**



**Externally, the property benefits from a driveway with off-road parking for two cars and an enclosed lawned rear garden.**

**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:** With staircase to the first floor.

**LOUNGE:** 3.9m x 3.4m max/3.1m min (12'9" x 11'3" max/10'0" min); with a feature bay window, 'Living Flame' gas fire in a feature surround, understairs storage cupboard and open to:

**DINING ROOM:** 2.8m x 2.3m (9'4" x 7'7"); with patio doors to the rear garden.

**KITCHEN:** 2.8m x 2.0m (9'4" x 6'5"); with a range of fitted contemporary wall and base units with complementary work surfaces, built-in electric oven with 4-ring gas hob and extractor hood over, plumbing for a washing machine.

#### **FIRST FLOOR:**

**LANDING:** With attic access point.

**BEDROOM ONE:** 3.8m x 2.4m (12'6" x 7'9").

**BEDROOM TWO:** 2.9m x 2.4m (9'8" x 7'9").

**BEDROOM THREE:** 2.0m x 1.9m (6'8" x 6'3").

**HOUSE BATHROOM:** Housing modern 3-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over and built-in storage cupboard.

**OUTSIDE:** To the front of the property is a driveway providing off-road parking for 2 cars. A paved pathway leads around the side of the house to an enclosed lawned rear garden.





**DEPOSIT:** £1,096.00

**HOLDING DEPOSIT:** £219.23

**RESTRICTIONS:** No pets and no smokers.

**AVAILABLE:** Immediately

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

**COUNCIL TAX:** Band C £1,951.60 (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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