

8A BACK YORK STREET
CLITHEROE
BB7 1LT

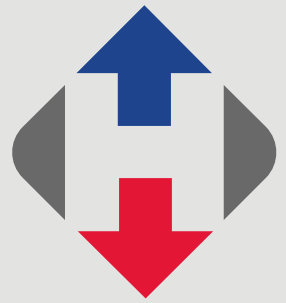
£500 per month



- Delightful stonebuilt detached house
- Attractive fitted kitchen, 2 receptions
- Private parking space
- Conveniently located for town centre
- Double bedroom
- Modern 3-pce bathroom
- Gas CH, DG, rear yard
- Unfurnished. Available immediately.

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Situated just off York Street, this charming stonebuilt property offers excellent convenience for the local amenities yet is discreetly tucked away from the main street.



The house has been well-maintained and comprises open plan kitchen diner, double bedroom and contemporary three-piece bathroom. Outside, the property enjoys a rear yard and private parking. Early viewing is highly recommended.

LOCATION: From our sales office continue along Castle Street into York Street. Turn right just after the barber's shop into Back York Street and the house can be found on the left hand side.

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

ENTRANCE VESTIBULE.

KITCHEN/DINER: 4.0m x 3.3m (13'2" x 11'2"); open plan kitchen/diner with an attractive range of fitted wall and base units, integrated electric oven, 4-ring gas hob with extractor over and built-in washing machine.

FIRST FLOOR:

LANDING:

DOUBLE BEDROOM: 4.0m x 3.4m (13'2" x 11'2").

BATHROOM: With 3-piece suite comprising low suite w.c., vanity washbasin and panelled bath with direct-feed shower over, built-in cupboards.

OUTSIDE: Rear yard and off-road parking.





DEPOSIT: £576.00

RESTRICTIONS: No Pets. and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band A.

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.



CONFIDENCE GUARANTEE

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