

56a WHALLEY ROAD
CLITHEROE
BB7 1AW

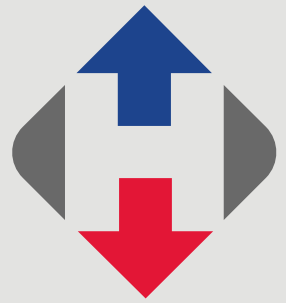
£450 per month



- 3-storey mid-terrace house
- Fitted dining kitchen, 1st floor lounge
- 3-piece bathroom with shower
- Conveniently located for town centre
- 3 bedrooms
- Good-sized accommodation
- Gas central heating
- Unfurnished. Min. 12-month tenancy.

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A three-storey mid-terrace house which is conveniently located on the edge of Clitheroe town centre within walking distance of all the local amenities.



The property briefly comprises entrance vestibule, dining kitchen, first floor lounge, three bedrooms and three-piece shower room. With its well-proportioned accommodation and gas central heating, this property offers excellent value for money.

LOCATION: From our office continue along Castle Street and turn right by the library clock into Wellgate. Turn next right into Lowergate and continue over the mini-roundabout into Moor Lane. Continue straight on at the next roundabout into Whalley Road and the property can be found on the right, with access via the rear.

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

ENTRANCE VESTIBULE:

DINING KITCHEN: 4m x 3.2m (13'3" x 10'7"); with a range of fitted wall and base units with complementary working surfaces, double electric oven with 4-ring ceramic hob, stainless steel one and a half bowl sink unit, plumbing for washing machine, built-in storage cupboard.

FIRST FLOOR:

LANDING:

SHOWER ROOM: Housing white three-piece suite comprising walk-in shower enclosure, low-suite w.c. and pedestal wash handbasin.

BEDROOM THREE: 2.4m x 2.3m (8' x 7'8").

LOUNGE: 4.2m x 3.9m (13'11" x 12'11"); laminate wood floor.

SECOND FLOOR:

LANDING:

BEDROOM ONE: 4.2m x 3.9m (13'11" x 12'11").

BEDROOM TWO: 4.2m x 3.2m (13'11" x 10'7").





HEATING: Gas central heating.

DEPOSIT: £519.00.

RESTRICTIONS: No pets and no Smokers.

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

COUNCIL TAX: Band A £1,339.53 (April 2023).

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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