

28 CURZON STREET  
CLITHEROE  
BB7 1DL

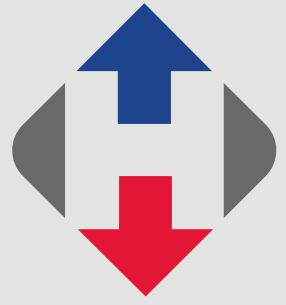
£650 per month



- Well-presented stonebuilt end-terrace
- Fitted kitchen with appliances
- Lovely enclosed rear garden
- 3-piece bathroom with shower
- 2 bedrooms, useful attic room
- Lounge and dining room
- Deceptively spacious accommodation
- Unfurnished. Available immediately.

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**Situated in a convenient position within easy reach of the Castle grounds and the town centre, this stone-built end terrace house is presented to high standards.**



**Offering deceptively spacious accommodation, the property briefly comprises lounge, dining room, fitted kitchen with integrated appliances, three-piece bathroom, two bedrooms and useful attic room. Externally there is a lovely enclosed rear garden.**

**LOCATION:** From our office turn right down Parson Lane and straight on at the mini roundabout over the railway into Bawdlands. Turn first left into Corporation Street, then right into Eshton Terrace and left into Curzon Street

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

**LOUNGE:** 4.1m x 3.8m (13'5" x 12'5").

**DINING ROOM:** 4.1m x 3.2m (13'5" x 10'6"); understairs storage, French doors to rear yard.

**KITCHEN:** 3.2m x 2.4m (10'6" x 7'9"); with range of fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four-ring ceramic hob, integrated fridge freezer, dishwasher and door to rear.

**FIRST FLOOR:**

**LANDING:** Staircase to attic room.

**BEDROOM ONE:** 4.1m x 3.0m (13'5" x 9'9"); built-in cupboard.

**BEDROOM TWO:** 3.2m x 3.3m (10'6" x 10'8").

**BATHROOM:** Housing three-piece suite comprising low suite w.c., washbasin and panelled bath with twin head direct feed shower over, washing machine and tumble dryer.

**ATTIC ROOM:** 3.7m x 1.8m (12'2" x 5'9"); limited standing room, built-in cupboard.

**OUTSIDE:** Enclosed rear garden area with plum slate path, artificial lawn and planting borders.







**DEPOSIT:** £750.00

**RESTRICTIONS:** No Pets and no Smokers.

**AVAILABLE:** Immediately. Minimum 12-month tenancy.

**EPC:** The energy efficiency rating for this property is E

**COUNCIL TAX:** Band B.

### **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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