

14 CHURCH STREET
SLAIDBURN
BB7 3ER

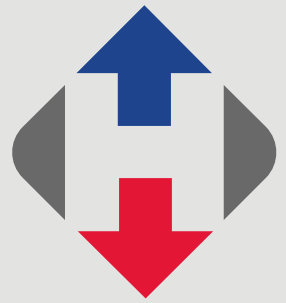
£575 per month



- Lovely stone-built cottage
- Lounge with multi-fuel stove
- Oil fired central heating
- Kitchen with pantry
- Central village location
- Three double bedrooms
- House 3-piece bathroom
- Unfurnished. Min 12-month tenancy.

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A mid-terrace stone-built cottage nestled in the heart of Slaidburn. With an abundance of village amenities including Hark to Bounty Hotel, primary school, post office with store, church, shops, health centre, village hall, tearoom and village green. Located in an Area of Outstanding Natural Beauty with numerous country walks which start and finish in this tranquil village setting. The village is within the catchment area for Bowland High School.



LOCATION: On entering Slaidburn village from Clitheroe direction 14 Church Street can be found on the left hand side after the telephone boxes.

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

ENTRANCE VESTIBULE: Glazed door leading to;

LOUNGE: 3.7m x 4.9m (12'1" x 15'11"); generous reception room with multi-fuel stove on a stone hearth, night storage heater, TV aerial point and telephone socket and door leading to useful store cupboard.

KITCHEN: 2.4m x 3.7m (7'9" x 12'1"); range of units with laminate worktops, stainless steel sink and drainer unit, electric cooker with 4-ring hob, oven and grill and plumbing for automatic washing machine, night storage heater, door leading to rear and stair case to first floor.

PANTRY: 1.4m x 3.9m (4'6" x 12'11"); additional base units and work surface preparation area.

FIRST FLOOR:

LANDING: Access to bedroom accommodation.

BEDROOM ONE: 3.2m x 5.1m (10'4" x 16'7"); double size bedroom with single glazed opening window and storage heater.

BEDROOM TWO: 2.5m x 3.5m (8'1" x 11'4"); a second double size bedroom with single glazed opening window and storage heater.

BEDROOM THREE: 2.4m x 4.1m (7'9" x 13'4"); third double bedroom with single glazed opening window, storage heater and telephone socket.

BATHROOM: Panelled bath with electric shower over. Low level w.c and pedestal hand basin, part-tiled walls, electric wall heater and single glazed opening window.





OUTSIDE: Please note there is no outdoor space at this property.

DEPOSIT: £575.00.

RESTRICTIONS: Pets considered. No Smokers.

AVAILABLE: Immediately.

COUNCIL TAX: Band C £1,779.42 (April 2023).

EPC RATING: E.

ADDITIONAL INFORMATION: Unless stated otherwise the rent is exclusive of electricity, water, oil, telephone charges and council tax.

The Slaidburn Estate or representatives of reserve the right to interview the successful applicant(s) prior to any tenancy being awarded.

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

FREE Property Appraisal
Full Reference Checks
Total Transparency
40+ Year's Experience
End Of Tenancy Management



14 Church Street, Slaidburn, BB7 3ER

CALLING ALL
LANDORDS!

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