

84 WOONE LANE  
CLITHEROE  
BB7 1BJ



£800 per month

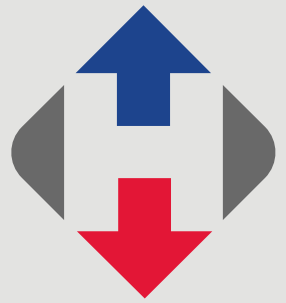


- Stonebuilt mid terrace house
- 2 bedrooms, 3-pce bathroom
- Situated within walking distance to town
- Popular residential location
- Pleasantly decorated throughout
- Lounge, dining kitchen
- Enclosed rear yard
- Unfurnished. Min 12-month tenancy.

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**Situated a short walk from Clitheroe town centre and its growing number of amenities, this stonebuilt mid-terrace property is pleasantly decorated to a high standard throughout. The accommodation comprises of lounge, dining kitchen, two bedrooms and a modern three-piece bathroom and shower.**



**To the front of the property is an established garden and to the rear an enclosed yard with mature planted borders and store room.**

**LOCATION:** From our lettings office travel down Parson Lane and continue over the roundabout, crossing the railway bridge into Bawdlands. Turn left into Corporation Street and then at the next junction turn left again into Eshton Terrace. Follow the road over the railway crossing before taking the fourth turning on the right into Woone Lane. Number 84 is situated on the right hand side.

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

**LOUNGE:** 4.0m x 3.7m (13'3" x 12'3"); with 'Living Flame' gas fire.

**DINING KITCHEN:** 3.3m x 3.7m (10'11" x 12'3"); with brand new range of contemporary high gloss wall and base units, integrated electric oven, four-ring gas hob with extractor over, plumbing for washing machine and staircase to first floor.

**FIRST FLOOR:**

**BEDROOM ONE:** 4.1m x 3.4m (13'7" x 11'3").

**BEDROOM TWO:** 3.3m x 1.9m (10'11" x 6'4").

**BATHROOM:** Housing three-piece suite comprising panelled bath with mains fed rainfall shower over, low level w.c., wall-mounted washbasin and chrome ladder style towel rail.

**OUTSIDE:** To the front of the property is a low maintenance garden which is mainly mature shrubs and to the rear of the property is an enclosed yard with external store.





**DEPOSIT:** £923.00.

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

**AVAILABLE:** Immediately

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

**COUNCIL TAX:** Band A £1,463.70 (April 2024).

**MINIMUM INITIAL FIXED TERM:** 12 months.

### **Please Note**

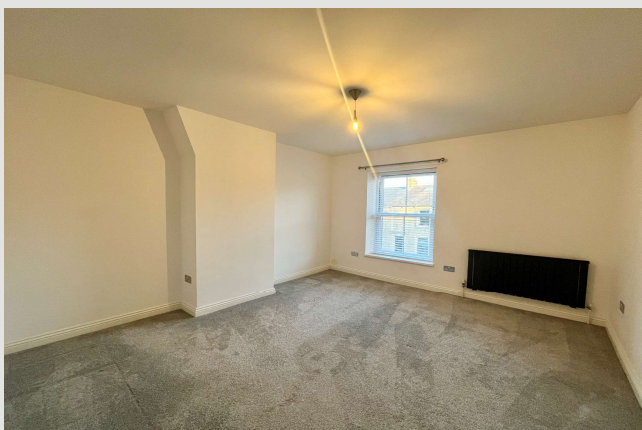
A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

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.

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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