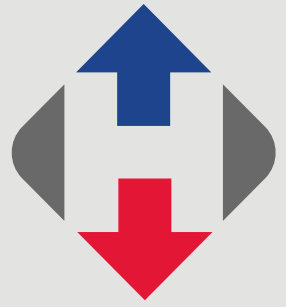


THE STABLES HAYLOFT  
12a DUCK STREET  
CLITHEROE  
BB7 1LP  
£675 per month



- Smart first floor studio apartment
- Double bedroom with Velux window
- Modern 3-piece shower room
- Convenient for the town centre
- Open plan lounge/kitchen/diner
- Pleasant outdoor paved area
- Contemporary fitted kitchen
- Unfurnished. Min 12-month tenancy.

**A smart modern first floor studio apartment which offers an attractive contemporary finish with an open-plan living area with wood effect flooring and a modern fitted kitchen with integrated oven and hob.**



**Situated through an opening is the bedroom area with pitched high ceilings with Velux windows which offer a great feeling of space. There is also a 3-piece white shower room with vanity basin with storage and shower enclosure with fixed-head shower and separate hand-held shower.**

**Outside, there is a pleasant paved garden area.**

**LOCATION:** Travelling on Duck Street the property is on the left-hand side just after the hairdresser. Continue along the walkway, through the gate and the entrance door is on the left.

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

**GROUND FLOOR:**

**ENTRANCE DOOR:** With staircase off to the first floor.

**FIRST FLOOR:**

**OPEN PLAN LOUNGE AND KITCHEN AREA:** 4.7m x 3.6m (15'6" x 11'8"); with feature pitched ceiling with exposed beams, windows to front and rear elevation, modern wood effect flooring.

**Kitchen area:** with a range of wall and base units complemented by wood effect work surface, stainless steel sink unit, integrated Neff electric fan oven with 4-ring ceramic hob and extractor over, space for fridge freezer and plumbed for a washing machine. Worcester combination central heating boiler concealed inside cupboard and open to:

**BEDROOM:** 3.0m x 2.6m (9'10" x 8'6"); with Velux window, feature pitched ceiling with wood beams.

**SHOWER ROOM:** Housing three-piece suite comprising low suite w.c., vanity washbasin with storage cupboards under, shower enclosure with thermostatic shower and chrome heated ladder style towel rail.





**OUTSIDE:** Pleasant paved patio area to the front.

**DEPOSIT:** £778.00.

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

**AVAILABLE:** Immediately.

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

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

### 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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The Stables, Hayloft, 12a Duck St Clitheroe, BB7 1LP