

2 SADDLERS MEWS
CLITHEROE
BB7 1AF

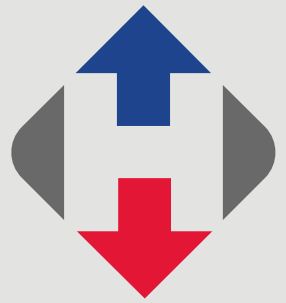
£950 per month



- Stunning 3-storey townhouse
- Dining kitchen, cloakroom
- Large lounge with balcony
- Covered patio area to the front
- 3 bedrooms
- Private parking for 1 car
- 3-piece bathroom
- Unfurnished. Min 12-month tenancy.

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A beautiful 3-storey townhouse situated in the extremely convenient location right in the centre of town but tucked away in a small courtyard. The property has accommodation arranged across 3 floors with an entrance hall, 2-piece cloakroom and modern dining kitchen with some integrated appliances.



On the first floor there is a large lounge with varnished floorboards and glazed French doors opening onto a wrought iron balcony plus a third single bedroom. On the second floor there are two double bedrooms and a 3-piece bathroom. Externally there is a stone paved covered patio area and an allocated parking space for 1 car.

LOCATION: Travelling up Moor Lane in the centre of Clitheroe turn right after the church into the car park. Once parked walk down the steps to the right and follow the path to the left and 2 Saddlers Mews is in the courtyard. The courtyard can also be accessed on foot from Castle Street and Lowergate car park.

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

ENTRANCE: Through half-glazed PVC front door to:

HALLWAY: With staircase off to first floor, understairs storage cupboard.

CLOAKROOM: With 2-piece suite comprising low suite w.c and wall-hung wash handbasin.

DINING KITCHEN: 3.7m x 3.0m (12'2" x 9'11"); with a range of modern grey gloss fitted wall and base units with complementary work surface and tiled splashback, two circular stainless steel sinks with chrome mixer tap, integrated Bosch electric fan oven with four-ring gas hob, integrated fridge freezer, plumbing for a washing machine and space for table and chairs.

FIRST FLOOR:

LANDING: With staircase off to second floor, fitted bookshelves and double doors leading to:

LOUNGE: 5.8m x 3.7m (19'2" x 12'2"); with feature fireplace with stone hearth, glazed PVC French doors opening onto wrought iron balcony.

BEDROOM THREE: 2.3m x 2.0m (7'6" x 6'6").

SECOND FLOOR:

LANDING: With Velux window and airing cupboard housing Worcester central heating boiler.

BEDROOM ONE: 3.7m x 3.4m (12'2" x 11'1").





BEDROOM TWO: 3.7m x 2.4m (12'1" x 7'9").

BATHROOM: Housing 3-piece suite comprising low suite w.c., pedestal washbasin, panelled bath with Mira thermostatic shower over with glass shower screen and part-tiled walls.

OUTSIDE: There is a stone paved covered patio area with exterior lighting and one private parking space.

DEPOSIT: £1,096.00.

RESTRICTIONS: Strictly no Pets and no Smokers.

AVAILABLE: Immediately. Minimum 12-month tenancy.

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

COUNCIL TAX: Band D, £2,297.12 (April 2025).

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.

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

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