

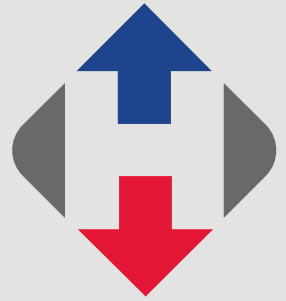
14 ST MARY'S STREET  
CLITHEROE  
BB7 2HH  
£825 per month



- Immaculate stonebuilt mid terrace
- 2 good-sized double bedrooms
- Modern fitted kitchen
- Enclosed rear yard
- Extended accommodation; 3 receptions
- 3-piece bathroom with shower
- Close to town centre
- Unfurnished. Min 12-month tenancy.

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**Situated on one of the most popular streets in Clitheroe, a stone's throw from the town centre and its amenities, this immaculate mid terrace property has been extended to the rear to provide a third reception room which could be used as a dining area or study. The accommodation further comprises a cosy lounge, separate living area, modern fitted kitchen, two good-sized double bedrooms and a 3-piece white bathroom suite with plumbed shower. To the rear of the property is an enclosed south-facing rear yard.**



**LOCATION:** From our office proceed on foot through the market onto King Street. Turn left and then right onto Railway View Avenue. Follow the road along past the car park on the right hand side before turning 3rd right onto St Mary's Street. Number 14 is on the right hand side.

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

**ENTRANCE VESTIBULE:** With external door, laminate wood effect flooring

**ENTRANCE HALLWAY:** With staircase to the first floor landing, laminate wood effect flooring.

**LOUNGE:** 3.5m x 3.1m (11'5" x 10'2"); with laminate wood effect flooring and range of built-in shelves.

**LIVING ROOM:** 4.2m x 4.0m (13'8" x 13'2"); with understairs storage cupboard and laminate wood effect flooring.

**KITCHEN:** 4.0m x 2.1m (13'3" x 7'0"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces and range of built-in appliances including electric oven and microwave, fridge-freezer, dishwasher, 4-ring gas hob with a stainless steel extractor fan over, built-in washing machine, one and a half bowl stainless steel sink unit, laminate wood effect flooring, partially tiled walls and external door to the rear of the property. Open to:

**DINING ROOM:** 3.4m x 1.8 (11'2" x 5'10"); with laminate wood effect flooring.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.2m x 3.5m (13'9" x 11'6").





**BEDROOM TWO:** 4.0m x 2.2m (13'3" x 7'1"); with built-in wardrobe.

**BATHROOM:** With 3-piece suite in white comprising a low suite w.c., pedestal hand washbasin and a panelled bath with plumbed shower over, built-in storage cupboard housing central heating boiler.

**OUTSIDE:** To the front of the property is a low maintenance pebbled garden. To the rear is an enclosed yard area with a south facing aspect, paved with raised flower beds.

**DEPOSIT:** £951.00

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

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band C £1,786.04 (April 2022).

**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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14 St Mary's Street, Clitheroe, BB7 2HH