

2 FOX STREET
CLITHEROE
BB7 2AQ

£750 per month



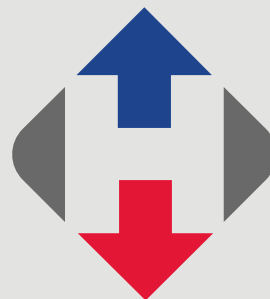
- Stonebuilt end-terrace property
- Three bedrooms
- Enclosed rear yard
- House bathroom
- 2 reception rooms
- Recently redecorated new carpets throughout
- Situated a short walk from town centre
- Unfurnished. Available early May 2022

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A stonebuilt end terrace property located in a cul-de-sac setting just a short walk from Clitheroe town centre.

Recently redecorated with new carpets throughout it offers two reception rooms, kitchen, three bedrooms and house bathroom.

To the rear of the property is an enclosed yard.



LOCATION: From our sales office in Clitheroe travel down Castle Street onto York Street. At the roundabout turn left onto Well Terrace and then right at the next roundabout onto Pimlico Road. Follow the road for around 50 yards before turning left onto Fox Street. No.2 is on the right hand side.

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

ENTRANCE VESTIBULE:

RECEPTION HALLWAY:

LIVING ROOM: 3.3m x 3.2m (10'11" x 10'7").

DINING ROOM: 4.3m x 4.1m (14'3" x 13'7"); generous size reception room with useful under stairs storeroom.

KITCHEN: 4.0m x 2.3m (13'3" x 7'8"); with a range of modern fronted wall and base units with integrated four-ring gas hob and twin oven. Integrated wine rack and display cupboard. Space for fridge, dishwasher and washing machine. Gas fired boiler supplying domestic hot water and central heating.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.3m x 3.3m (11'3" x 10'11").

BEDROOM TWO: 3.1m x 2.2m (10'3" x 7'4").

BEDROOM THREE: 3.1m x 2.0m (10'3" x 6'8").





HOUSE BATHROOM: Housing a three-piece suite incorporating a panelled bath with shower attachment, pedestal hand basin and low level w.c.

OUTSIDE: To front the property is a garden forecourt and a generous size rear yard with decking and useful timber store shed.

DEPOSIT: £865.00.

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band C, £1,652.79(April 2020).

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.





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