

21 GUARDIANS CLOSE CLITHEROE BB7 4SF

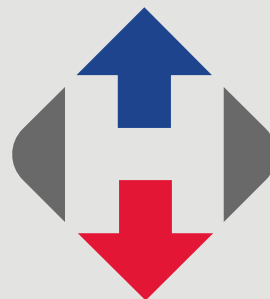
£1,250 per month



- Spacious family home
- Lounge & dining kitchen
- House bathroom
- Driveway with parking for 2 cars
- Located on the edge of town
- 4 bedrooms- 1 en-suite
- Private rear garden
- Unfurnished. Min 3-year tenancy.

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We are pleased to offer this new build semi-detached family home. Located on the outskirts of Clitheroe, the town centre is a ten minute walk and the A59 a two minute drive.



The property benefits from lounge, dining kitchen, four bedrooms, house bathroom and one en-suite.

Externally there is a lawned area to the front with driveway and a private lawned rear garden which benefits from the morning sun.

LOCATION: From Clitheroe town centre proceed down Castle Street into York Street and straight on at the roundabout into Chatburn Road. Continue past Clitheroe Royal Grammar School and turn second right into Coplow View, then take the first left into Guardians Close and number 21 is located on the left hand side.

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

ENTRANCE HALL: With staircase to first floor.

CLOAK ROOM: Comprising twin flush w.c and corner wash handbasin,

LOUNGE: 3.8m x 4.6m (12'7" x 15'2").

DINING KITCHEN: 2.9m x 4.8m (9'8" x 15'10"); With a range of shaker style wall and base units, marble effect laminate work surface preparation areas to three sides incorporating twin sink and drainer unit and four-ring gas hob with extractor over, Integrated fridge freezer, electric oven and grill and plumbing for automatic washing machine, French doors opening onto the rear garden and useful under stairs store cupboard.

FIRST FLOOR:

LANDING: With stairs leading to second floor.

BEDROOM TWO: 2.8m x 2.9m (9'4" x 9'8"): double bedroom.

BEDROOM THREE: 2.7m x 2.6m (9' x 8'8"): single bedroom.

BEDROOM FOUR: 1.9m x 2.6m (6'4" x 8'8"); single bedroom.

HOUSE BATHROOM: Housing stylish three-piece suite incorporating a twin flush low suite w.c, matching floating wash handbasin and panelled bath with shower over.





SECOND FLOOR:

BEDROOM ONE: 2.8m x 2.9m (9'4" x 9'8"): generous double size bedroom with built-in triple wardrobe with hanging rail and shelving.

EN-SUITE: Housing three-piece suite incorporating twin flush low level handbasin in vanity unit and fully tiled shower cubicle.

OUTSIDE: To the front of the property is a lawned area and driveway with parking for two cars, the rear garden is mainly laid to lawn with a small patio area and benefits from the morning sun.

DEPOSIT: £1,442.00.

RESTRICTIONS: Strictly no pets and no Smokers.

AVAILABLE: Early November 2023.

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

COUNCIL TAX: Band D, £2,009.29(April 2023).

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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21 Guardians Close, Clitheroe, BB7 4SF