

8 STAMFORD PLACE  
CLITHEROE  
BB7 1NT

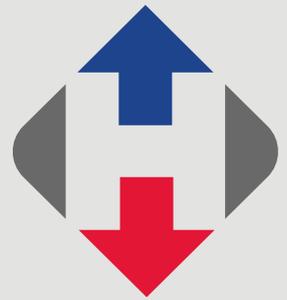
£650 per month



- Garden-fronted mid terrace property
- 3-piece bathroom with shower
- Living room & dining kitchen
- Situated close to the town centre
- 2 bedrooms
- Gas CH & UPVC double glazing
- Rear yard
- Unfurnished. Available immediately.

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**A stonebuilt mid terrace property situated close to Clitheroe town centre and its many amenities.**



**Accommodation comprises a spacious bright living room, fitted kitchen, rear porch, two first floor bedrooms (one double, one single) and a 3-piece bathroom with plumbed shower.**

**The property benefits from a low maintenance front garden and an enclosed rear yard.**

**LOCATION:** From our sales office proceed down Castle Street and continue onto York Street. At the roundabout turn right and then almost immediately left onto Salthill Road. Stamford Place runs off to the right hand side.

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

**LOUNGE:** 3.9m x 3.7m (12'10" x 12'1"); with a UPVC external door, electric meter cupboards and cosmetic fireplace.

**DINING KITCHEN:** 3.9m x 2.8m (12'9" x 9'4"); with staircase to the first floor landing, vinyl floor, a range of fitted base and matching wall storage cupboards with complementary work surfaces, single drainer stainless steel sink unit, built-in electric oven and 4-ring electric hob with a stainless steel extractor over. Plumbed and drained for an automatic washing machine, wall-mounted combination central heating boiler, part-tiled walls and understairs storage cupboard.

**REAR PORCH:** 1.7m x 1.1m (5'7" x 3'7"); with UPVC external door to the rear of the property.

#### **FIRST FLOOR:**

**LANDING:** With attic access point.

**BEDROOM ONE:** 3.9m x 3.7m (12'10" x 12'2"); with cosmetic fireplace.

**BEDROOM TWO:** 3.8m max/2.8m min x 1.9m (12'4" max/9'1" min x 6'4").

**BATHROOM:** With 3-piece white suite comprising low level w.c., pedestal hand wash basin and a panelled bath with a plumbed shower over, vanity screen, part-tiled walls and extractor fan.





**OUTSIDE:** To the rear of the property is a low maintenance enclosed paved rear yard with an up-and-over door allowing vehicle access. To the front of the property is a low maintenance enclosed front garden.

**DEPOSIT:** £750.00

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

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band A £1,531.40 (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.





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