

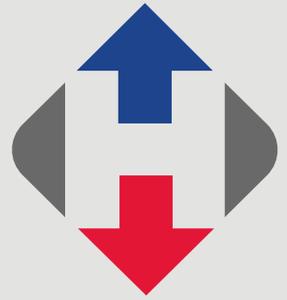
46 WEST VIEW
CLITHEROE
BB7 1DG
£875 per month



- Spacious bay-fronted terraced house
- Modern fitted kitchen
- Bathroom with shower
- Desirable residential location
- Sitting room, living room with fire
- Three bedrooms
- Enclosed rear yard, garden forecourt
- Unfurnished. Min 12-month tenancy.

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An exceptionally spacious bay-fronted mid-terrace house located in a highly sought-after area, offering excellent convenience for the local amenities, schools and Castle grounds. The property has been very well-maintained with light and airy accommodation throughout, which comprises entrance hall, two large reception rooms, modern fitted kitchen, three bedrooms and white bathroom suite with shower.



To the exterior, there is a generous rear yard with outside w.c. and covered area, as well as a garden forecourt to the front.

LOCATION: Proceed down Parson Lane, carry straight on at the mini roundabout and over the railway bridge into Bawdlands. Turn first left into Corporation Street, then bear left into Eshton Terrace. Continue over the level crossing, then take the third right into West View and the house can be found on the right hand side.

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

ENTRANCE VESTIBULE:

ENTRANCE HALL: With staircase to first floor.

SITTING ROOM: 3.8m x 3.7m + bay window (12'4" x 12'1" + bay window); with feature decorative fireplace.

LIVING ROOM: 4.6m x 4.0m (15' x 13'1"); with coal effect gas fire set in attractive fireplace and surround.

KITCHEN: 5.9m x 2.8m (19'6" x 9'4"); with a range of attractive wall and base units with complementary wood effect laminate working surfaces, integrated electric oven, 4-ring gas hob with extractor hood over, plumbing for washing machine, tiled floor, understairs storage cupboard and door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 5.1m x 3.7m (16'7" x 12'1").

BEDROOM TWO: 4.6m x 2.8m (15' x 9'1"); with excellent range of built-in wardrobes and overhead cupboards.

BEDROOM THREE: 2.8m x 2.5m (9'1" x 8'2").





BATHROOM: Housing three-piece white suite comprising low suite w.c, pedestal washbasin and panelled bath with thermostatic shower over.

OUTSIDE: Good-sized enclosed rear yard with covered area and outside w.c. Garden forecourt to the front with gate and boundary hedging.

DEPOSIT: £1,009.00

RESTRICTIONS: No pets and no Smokers.

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

COUNCIL TAX: Band B £1,562.78 (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.

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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