

4A NEW MARKET STREET  
CLITHEROE  
BB7 2JW

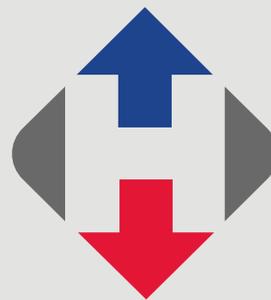
£750 per month



- Superbly presented 1<sup>st</sup> floor apartment
- 2 bedrooms, bathroom with shower
- Spacious living room with balcony
- Modern fitted kitchen
- Much sought after town centre location
- Private, low maintenance outside space
- Gas CH & UPVC double glazing
- Unfurnished. Min 12 months tenancy.

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**Situated right at the heart of the town centre of Clitheroe, enjoying excellent and easy access to its many amenities, this stunning first floor apartment offers bright and spacious living accommodation and enjoys a private low maintenance enclosed yard.**



**Accommodation comprises an entrance hallway, landing with built-in storage, superb living room with Juliet balcony and views over the town centre, good-sized fitted kitchen, bedroom with large storage cupboard, 3-piece bathroom with shower and a converted attic bedroom with Velux window.**

**LOCATION:** From our rental office walk straight towards Market Place and continue straight on towards King Street. Ken Valey is on the left hand side and the apartment is accessed via the gates to the right hand side of this building.

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

**ENTRANCE HALLWAY:** With a composite external door, built-in storage cupboards and staircase to the first floor landing.

**FIRST FLOOR:**

**LANDING:** With built-in storage cupboard housing combination central heating boiler and staircase to the second floor.

**LOUNGE:** 4.6m max x 4.4m (15"2" max x 14"7"); with UPVC doors to Juliet balcony, low voltage lighting and 'Living Flame' gas fire in feature surround.

**KITCHEN:** 2.9m x 2.8m (9'5" x 9'0"): with a range of fitted base and matching wall cupboards with complementary working surfaces, built-in electric oven, 4-ring gas hob with stainless steel extractor over, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, built-in dishwasher, laminate wood effect flooring, low voltage lighting, built-in understairs storage cupboard and part-tiled walls.

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

**BEDROOM ONE:** 2.5m x 3.6m (8'4" x 11'11"); with low voltage lighting, laminate wood effect flooring and large built-in storage cupboard.

**ATTIC BEDROOM:** 4.6m x 2.5m (15"1" x 8"0"); with double glazed Velux window.





**OUTSIDE:** The property benefits from a private enclosed yard with timber storage 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 A, £1,339.53 (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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