

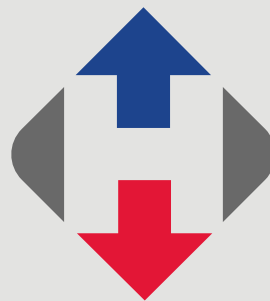
72 HAYHURST STREET
CLITHEROE
BB7 1ND
£850 per month



- Spacious end terrace
- 4 bedrooms, good-sized family home
- 2 reception rooms
- Easy to maintain garden
- Garage included
- Modern 3-piece bathroom
- Unfurnished. Available immediately
- Minimum 12-month tenancy.

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This stonebuilt end terrace property provides spacious living accommodation comprising two reception rooms, a fitted kitchen, four bedrooms and a modern 3-piece bathroom.



The property is conveniently located close to the town centre and other amenities such as Ribblesdale High School & Nursery.

LOCATION: From the town centre travel down Castle Street and follow the road around to the right onto Wellgate. Continue straight down to the bottom of Wellgate and at the T-junction turn right and then immediately left at the roundabout. Continue straight, now on Pendle Road before turning right onto Hayhurst Street. Number 72 is on the right hand side on the corner of Hayhurst Street and Carlton Place.

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

ENTRANCE HALLWAY: With staircase to first floor.

LOUNGE: 4.8m x 4.3m max/1.3m min (15'9" x 14'3" max/4'7" min); with television point and a gas fire set in a feature surround with hearth.

DINING ROOM: 4.2m x 4.8m (13'8" x 15'7"); with a feature fireplace, large understairs storage cupboard and patio doors leading to the garden.

KITCHEN: 4.1m x 3.7m max/1.1m min (13'6" x 12'2" max/3'6" min); with a fitted range of cream gloss wall and base units with complementary work surfaces and matching floor tiles, one bowl ceramic sink unit, Stoves oven and grill, 5-ring induction hob with extractor canopy over, plumbed and drained for a washing machine, space for a fridge-freezer and door leading to garden.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.5m x 3.1m (11'5" x 10'0").

BEDROOM TWO: 4.3m x 3.2m max/0.8m min (14'3" x 10'6" max/2'6" min); with built-in storage cupboard housing boiler.

BEDROOM THREE: 3.7m max/2.2m min x 3.2m max/1.6m min (12'2" max/7'3" min x 10'5" max/5'4" min); with a small walk-in wardrobe.

BEDROOM FOUR: 3.2m x 2.9m max/1.5m min (10'5" x 9'6" max/5'0" min); with fitted rails and a set of drawers.

HOUSE BATHROOM: With a 3-piece suite with low level w.c., vanity wash-hand basin with cupboard under and a bath with rainfall shower with separate showerhead, heated towel rail and storage cupboard.





OUTSIDE: To the rear there is a stone flagged patio area, astro turf, side gate leading to the front of the property and outside taps.

GARAGE: With up-and-over door, power, light and personal door.

SERVICES: Mains gas, electric, water and drainage are connected.

DEPOSIT: £980.00

RESTRICTIONS: Pets considered. No Smokers.

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

COUNCIL TAX: Band B £1,707.65 (April 2023).

MINIMUM INITIAL FIXED TERM: 12 months.

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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