

3 OLD POST OFFICE ROW  
PENDLETON  
BB7 1PZ

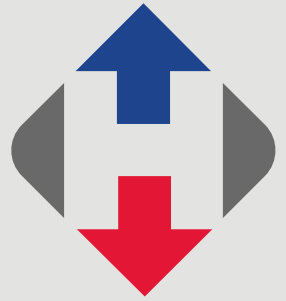
£850 per month



- Cosy country cottage
- Garden areas to front & rear
- 2 bedrooms
- Spacious lounge
- Picturesque village location
- 3-piece bathroom
- Fitted kitchen diner
- Unfurnished. Min 12-month tenancy.

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**Stonebuilt cottage in the picturesque village of Pendleton right on the doorstep of some of the most dramatic and unspoilt countryside that the Ribble Valley has to offer yet still remaining convenient for Clitheroe.**



**The property offers cosy accommodation providing a lounge, fitted kitchen, three-piece bathroom and two good-sized bedrooms. Outside the property enjoys garden areas to the front and rear.**

**LOCATION:** On leaving Clitheroe along Pendle Road continue straight on at the mini roundabout towards the A59 by-pass. At the by-pass turn right and continue straight on past the junction to Sabden for approximately half a mile, and turn left signposted Pendleton. Proceed through the centre of the village, with The Swan With Two Necks on the left hand side, past the right hand junction to Wiswell and Post Office Row can then be found on the right hand side.

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

**ENTRANCE VESTIBULE:**

**LOUNGE:** 4.5m x 4.3m (14'9" x 14") with decorative fireplace on stone hearth and surround.

**KITCHEN DINER:** 4.2m x 4.3m (13'9" x 14'1") with a range of fitted wall and base units, complementary work surfaces, space for a cooker, extractor fan, understairs storage cupboard, wall mounted boiler, fitted storage cupboards and staircase to the first-floor landing.

**REAR PORCH:** with external door to the rear of the property.

**FIRST FLOOR LANDING:**

**BEDROOM ONE:** 4m x 4.6m (13'2" x 15'2") with built in cupboards.

**BEDROOM TWO:** 2.6m x 3.3m (8'5" x 10'9")

**BATHROOM:** 3 piece suite in white comprising a panelled bath with electric shower, pedestal handwash basin, low level WC and storage cupboards.

**OUTSIDE:** A front garden laid to lawn with planting borders and a rear garden.





**DEPOSIT:** £980.00.

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

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band C, £ 1,946.11 (April 2024)

### **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.





## CONFIDENCE GUARANTEE

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