

36 COPLOW VIEW
CLITHEROE
BB7 4SG



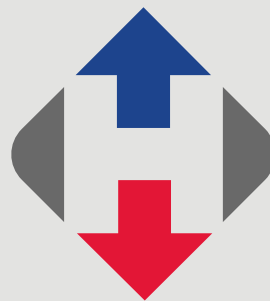
£1,300 per month



- Well-presented detached family home
- 3 bedrooms
- Good sized rear garden & shed
- Available immediately, strictly no pets
- Lounge & dining room & kitchen
- Ample parking
- Bathroom, en-suite & downstairs WC
- Unfurnished. Min 12 month tenancy.

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We are pleased to present this beautiful-detached family home. Located on the outskirts of Clitheroe, the town centre is a ten-minute walk and the A59 a two-minute drive.



The property benefits from lounge, dining room, kitchen, three bedrooms, house bathroom, one en-suite & downstairs WC.

Externally there is a lawned area to the front with flagged pathway along the side of the property leading to the private lawned rear garden which comes with a large shed. There is parking for four cars at the front of the property.

LOCATION: From Clitheroe town centre proceed down Castle Street into York Street and straight on at the roundabout into Chatburn Road. Continue past Clitheroe Royal Grammar School and turn second right into Coplow View, number 36 is located at the end of Coplow View on the left hand side.

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

ENTRANCE HALL: With staircase to the first floor & understairs storage.

CLOAK ROOM: housing low level w.c, and corner wash handbasin.

LOUNGE: 3.5m x 4.5m (11'6" x 14'9").square bay window to the front, television point, open to

DINING ROOM: 2.8m x 2.6m (9'2" x 8'8"). with patio doors to rear garden, open to

KITCHEN: 2.6m x 2.6m (8'6" x 8'8"); with a range of modern wall and base units in grey, wood effect laminate work surfaces, one and a half bowl sink and drainer unit, four-ring induction hob with extractor over and stainless-steel splashback. Integrated fridge freezer, electric oven with grill and plumbing for automatic washing machine.

FIRST FLOOR LANDING: with cupboard housing hot water cylinder.

BEDROOM ONE: 3.7m x 2.9m (12'2" x 9'6"): double bedroom with built in wardrobe space.

EN-SUITE: 3-piece suite comprising low level w.c, floating handwash basin, back lit LED mirror, cabinet, corner shower enclosure with thermostatic shower, partially tiled walls & heated towel rail.

BEDROOM TWO: 3.1m x 2.5m (10'1" x 8'4");

BEDROOM THREE: 2.3m x 2.7m (7'8" x 9');





HOUSE BATHROOM: housing stylish three-piece suite incorporating a low level w.c, matching floating wash handbasin, panelled bath with thermostatic shower over, partially tiled walls & heated towel rail.

OUTSIDE: To the front of the property is a parking area for 4 cars, a small lawn and flagged pathway which leads around the side of the house to the rear. The rear garden is laid to lawn with a flagged patio area. There is also a large secure shed, ideal for storage.

DEPOSIT: £1,500.00.

RESTRICTIONS: Strictly no pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band D, £2,195.55 (April 2024).

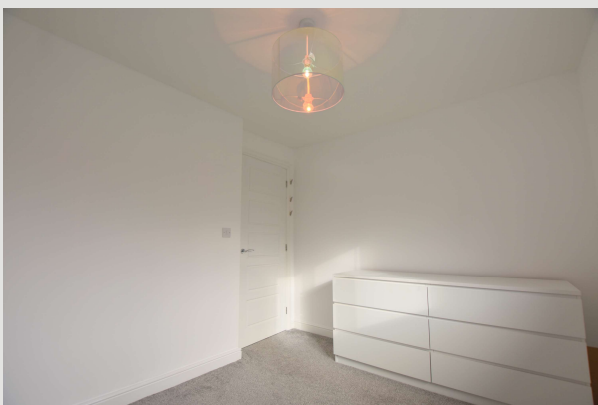
Please Note

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.

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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