

65 MITCHELL STREET  
CLITHEROE  
BB7 1DF

£750 per month



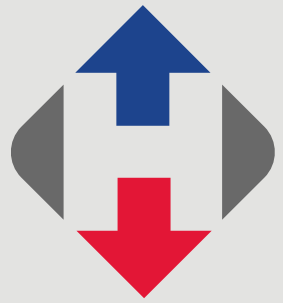
- Excellent modern semi-detached house
- Attractive fitted kitchen with appliances
- Contemporary bathroom with shower
- Driveway, easy-to-maintain garden
- 2 generous bedrooms
- Lounge, 2-piece cloakroom
- Popular residential location
- Unfurnished. Minimum-12 month tenancy.

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**This excellent modern semi-detached house is situated in a favoured location with good access to Clitheroe town centre and its many amenities.**

**The accommodation is presented to extremely high standards and comprises an attractive fitted kitchen with appliances, two-piece cloakroom, good-sized lounge, two generous bedrooms and a contemporary 3-piece bathroom with shower.**

**Outside, the property enjoys an easy-to-maintain garden and private parking to the front.**



**LOCATION:** From our office travel down Parson Lane and proceed over the roundabout, crossing the railway bridge into Bawdlands. Take the first left turning into Corporation Street and then left at the junction into Eshton Terrace. Follow the road over the railway crossing and turn right into Mitchell Street.

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

**ENTRANCE AREA:**

**CLOAKROOM:** Housing two-piece white suite comprising low suite w.c. and pedestal washbasin, wall-mounted boiler.

**LOUNGE:** 1.8m x 3.6m (13'4" x 11'10"); French doors to rear.

**KITCHEN:** 3.1m x 2.6m (10'3" x 8'8"); range of modern fitted wall and base units with complementary working surfaces, built-in electric oven, 4-ring gas hob and extractor hood over, washing machine, fridge freezer.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.3m x 2.6m (14'3" x 8'8").

**BEDROOM TWO:** 3m x 2.5m (9'11" x 8'5") plus alcove; good-sized built-in cupboard.

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

**OUTSIDE:** Enclosed, easy-to-maintain garden, private parking to the front.





**DEPOSIT:** £865.00.

**RESTRICTIONS:** No Pets. No Smokers.

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band B, £1,707.65 (April 2024).

**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.







## CONFIDENCE GUARANTEE

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LANDORDS!

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We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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