

8 LEGION CLOSE
CLITHEROE
BB7 1GU

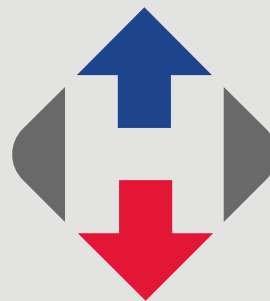
£850 per month



- Brand new semi-detached house
- Fitted dining kitchen with appliances
- 3-piece house bathroom with shower
- Rear garden, private parking
- 3 bedrooms - 1 en-suite
- Spacious lounge
- Cloakroom, built-in storage
- Unfurnished. Min. 12-month tenancy.

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Situated on the extremely popular Half Penny Meadows development, this brand new semi-detached house offers good-sized accommodation in a quiet cul-de-sac, overlooking a pleasant green.



The property comprises entrance hall, spacious lounge, cloakroom, dining kitchen with integrated appliances, three good bedrooms, with en-suite shower room to the master and a three-piece house bathroom.

Outside, there is an enclosed rear garden and private parking to the front.

LOCATION: Leaving Clitheroe on Pendle Road, turn right at the mini-roundabout into the Half Penny Meadows development. Proceed along Higher Standen Drive, turn right into Roman Road Crescent and right into Legion Close.

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

ENTRANCE HALL: Staircase to first floor, built-in cupboard.

LOUNGE: 4.2m x 3.7m (13'9" x 12'2").

CLOAKROOM: Housing two-piece suite comprising low suite w.c. and pedestal washbasin, built-in understairs storage cupboard.

DINING KITCHEN: 4.7m x 2.8m (15'5" x 9'2"); with range of modern fitted wall and base units with complementary laminate working surfaces, integrated double electric oven, 4-ring hob with extractor over, integrated dishwasher, integrated fridge freezer, integrated washing machine, French doors to rear garden.

FIRST FLOOR:

LANDING: Loft access.

BEDROOM ONE: 3.1m x 2.8m (10'2" x 9'2"); with built in wardrobe.

EN-SUITE: Housing three-piece suite comprising low suite w.c., pedestal washbasin and shower enclosure with electric shower.

BEDROOM TWO: 3.3m x 2.6 m (10'10" x 8'6").

BEDROOM THREE: 3.5 m x 2.0m (11'6" x 6'7").





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

OUTSIDE: Enclosed rear garden, private parking to the front.

DEPOSIT: £980.00.

RESTRICTIONS: No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

AVAILABLE: Immediately.

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

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.





8 Legion Close, Clitheroe, BB7 1GU

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