

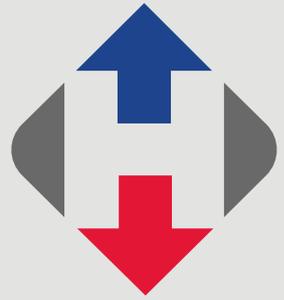
OAKHURST  
LITTLEMOOR  
CLITHEROE  
BB7 1HF  
£1,750 per month



- Modern, executive detached house
- Lounge with fire, dining room
- 4-piece luxury house bathroom
- Convenient, edge of town location
- 5 bedrooms with 2 en-suite
- Large kitchen/diner, utility, cloakroom
- Gardens, garage, driveway
- Unfurnished. Min 12-month tenancy.

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We are delighted to offer this large, executive detached home which is conveniently located for Clitheroe town centre and its many amenities, yet only a stone's throw away from beautiful open countryside. The house has been completed to exacting standards with quality fixtures and fittings throughout and offers spacious, light and airy accommodation, ideal for today's modern family. On the ground floor, there is a two-piece cloakroom, superb open-plan kitchen/diner, utility room, dining room and lounge with 'Living Flame' gas fire. The first floor boasts four double bedrooms, two of which are en-suite, one single room/study and a luxury four-piece house bathroom.



Externally, the house enjoys good-sized garden areas to the side and rear, which are mainly laid to lawn, a sizeable driveway and detached double garage.

**LOCATION:** Leaving Clitheroe along Whalley Road turn left into Littlemoor Road, after the petrol station and supermarket, then turn immediately right into the driveway to Oakhurst.

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

**OPEN PORCH:**

**ENTRANCE HALL:** Staircase to first floor, understairs storage.

**CLOAKROOM:** Housing two-piece modern white suite comprising low suite w.c. and vanity washbasin with cupboards under.

**DINING KITCHEN:** 3.4m x 3.3m (11'2" x 10'9"); a range of quality fitted wall and base units with complementary granite working surfaces, integrated double electric oven, integrated microwave, five-ring gas hob with extractor over, integrated fridge freezer, integrated dishwasher, tiled floor, open to:

**DINING AREA:** 4.6m x 4.3m (14'11" x 14'0"); French doors to side garden.

**DINING ROOM:** 4.2m x 3.2m (13'8" x 10'6"); French doors leading to rear garden.

**LOUNGE:** 6.5m x 3.3m (21'4" x 10'9"); French doors to rear garden, 'Living Flame' gas fire.

**UTILITY ROOM:** 2.8m x 1.6m (9'1" x 5'1"); housing gas boiler and sink with space for washing machine.

**FIRST FLOOR:**

**LANDING:** Loft access, cupboard housing hot water tank.

**BEDROOM ONE:** 4.6m x 4.9m narrowing to 3.5m (15'2" x 16'2" narrowing to 11'6").

**EN-SUITE:** Luxury four-piece suite comprising twin wash handbasins, low suite w.c., panelled bath and double walk-in shower enclosure with direct feed shower.

**BEDROOM TWO:** 4.2m x 3.2m (13'8" x 10'6").





**EN-SUITE:** Luxury three-piece suite comprising wash handbasin, low suite w.c. and shower enclosure housing direct feed shower, tiled floor.

**BEDROOM THREE:** 3.5m x 3.1m (11'4" x 10'2").

**BEDROOM FOUR:** 3.1m x 3.3m (10'2" x 10'9").

**BEDROOM FIVE/STUDY:** 3.3m x 3.1m (10'9" x 10'2").

**BATHROOM:** Housing four-piece suite comprising pedestal wash handbasin, low suite w.c., panelled bath and double walk-in shower enclosure housing direct feed shower.

**OUTSIDE:** Good-sized gardens to side and rear mainly laid to lawn, raised patio area, driveway and detached, double garage.

**DEPOSIT:** £2,019.00.

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

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

**COUNCIL TAX:** Band F £2,902.31 (April 2023).

#### **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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Oakhurst, Littlemoor Clitheroe, BB7 1HF