

FLAT 1, 13 CURZON ST  
CLITHEROE  
BB7 1DL

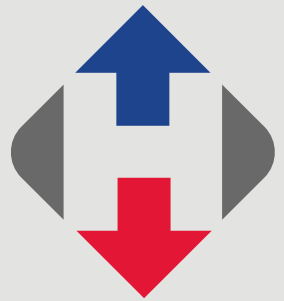
£495 per month



- Nicely presented ground floor flat
- Lounge with decorative fireplace
- This property is single occupancy only
- Conveniently located
- Bedroom with access to rear yard
- 3-pce shower room
- Enclosed rear yard with store
- Unfurnished. Available immediately

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Offering nicely presented accommodation, this ground floor flat is conveniently situated within walking distance of the town centre and local amenities. The property offers easy-to-maintain accommodation ideal for single person with lounge open to modern fitted kitchen, bedroom with en-suite three-piece shower room all with the added benefits of gas central heating and double glazing.



To the rear there is an enclosed yard with store.

Early viewing is highly recommended.

**LOCATION:** From our office continue down Parson Lane and continue straight on at the mini roundabout over the railway bridge into Bawdlands and turn first left into Corporation Street. At the end of Corporation Street continue straight across Thorn Street into Curzon Street and the Flat can be found on the left hand side.

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

**LIVING ROOM:** 3.9m x 2.8m (12'9" x 9'2"); with decorative fireplace and open to:

**KITCHEN:** 2.5m x 1.3m (8'3" x 4'3"); with range of fitted built-in wall and base units with complementary working surfaces, electric oven with four-ring ceramic hob and extractor over, plumbing for washing machine.

**BEDROOM ONE:** 2.9m x 2.4m (9'8" x 8') PVC door opening onto the rear yard.

**SHOWER ROOM:** Housing 3-piece suite comprising low suite w.c., pedestal wash handbasin walk-in shower cubicle with electric shower.

**OUTSIDE:** Enclosed rear yard with store.







**HEATING:** Gas central heating.

**DEPOSIT:** £571.00.

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

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band A (£1,531.40, April 2025).

#### **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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