

4 LONG CLOSE
CLITHEROE
BB7 2ER

£663 per month



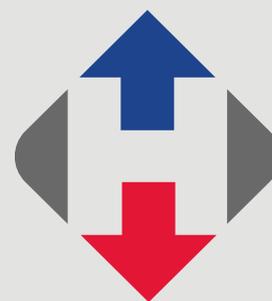
- Mews house in row of 3
- Fitted kitchen, lounge
- Lovely rear garden, private parking
- Well-presented accommodation
- 2 bedrooms
- 3-piece bathroom with shower
- Subject to Section 106 Agreement
- Unfurnished. Available immediately.

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A well-presented mews style house which is the middle of a row of three situated in an attractive position on this modern development.

The house benefits from private parking for two cars to the front and an enclosed rear garden with patio and lawn.

Internally the property is well-presented and comprises a hallway, fitted kitchen, lounge with patio doors, two bedrooms and 3-piece bathroom with shower over the bath. Other benefits include gas central heating and double glazing. Viewing is recommended.



LOCATION: Travelling along Chatburn Road towards Clitheroe Hospital, pass the Grammar School on the right and turn left into Colthirst Drive. Long Close is the third turning on the right.

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

ENTRANCE HALL: Through PVC front door, staircase off to the first floor with understairs storage and laminate flooring.

KITCHEN: 2.5m x 1.7m (8'1" x 5'8"); with fitted range of cream wall and base units with dark laminate working surface and tiled splashback, one bowl stainless steel sink unit with mixer tap, electric cooker, plumbing for washing machine, space for fridge freezer, extractor fan and laminate flooring.

LOUNGE: 3.8m x 3.6m (12'6" x 11'8"); with television point, BT telephone point, laminate flooring, patio doors opening to the rear garden.

FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 3.7m x 2.6m (12' x 8'7") + alcove; with 2 windows to front elevation, laminate flooring, airing cupboard housing combination central heating boiler.

BEDROOM TWO: 2.6m x 1.6m (8'7" x 5'2").

BATHROOM: With 3-piece suite comprising low suite w.c., pedestal wash handbasin with chrome taps and panelled bath with chrome taps and Triton electric shower over and glass shower screen.

OUTSIDE: To the front of the property are 2 tarmacadam parking spaces side by side. Front lawn with paved path.

To the rear is an enclosed garden with paved patio area and steps up to a lawn with central paved pathway and planting borders, timber boundary fence and gated access to the rear. Outside power socket to rear patio.

SERVICES: Mains water, electric, gas and drainage are connected.

HEATING: Gas central heating.





DEPOSIT: £765.00.

AVAILABLE: Immediately.

RESTRICTIONS: Pets considered. No Smokers.

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

COUNCIL TAX: Band B, £1,786.66 (April 2025).

ADDITIONAL INFORMATION: The property is subject to the Section 106 Agreement which means that prospective tenants must fulfil at least one of the following criteria:

- A current resident within the Ribble Valley for over 12 months
- Be employed within the Ribble Valley in a permanent role working more than 18 hours per week
- Have lived in Clitheroe for any 5 of the last 10 years, having left to find suitable accommodation elsewhere and with close family living in the Ribble Valley
- Need to be in Clitheroe to be supported or to support a close family member

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.





CONFIDENCE GUARANTEE

FREE Property Appraisal
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40+ Year's Experience
End Of Tenancy Management



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