

15 SHAYS DRIVE
CLITHEROE
BB7 1LL

£1,850 per month

(including gardener & window cleaner)

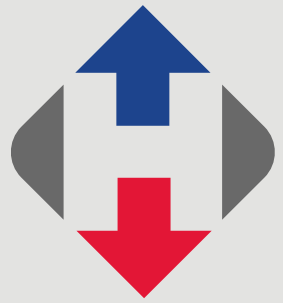


- Large family detached house
- Lounge & dining room
- Attractive well-maintained gardens
- Available immediately
- 4 double bedrooms, 1 with en-suite
- Kitchen & utility room
- Driveway & double garage
- Unfurnished. Min 12-month tenancy.

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A spacious family-sized detached house situated on a cul-de-sac within this extremely desirable residential area. The house offers large accommodation with two reception rooms, dining kitchen, cloakroom and utility on the ground floor, upstairs there are four double bedrooms with en-suite shower room to the master and 3-piece family bathroom with shower over the bath.

Outside there is a lawned front garden, blocked paved driveway leading to an integral double garage and a lovely rear garden with lawn, well stocked borders and a summer house.



LOCATION: Leave Clitheroe town centre on Shawbridge Street passing Lidl on the right hand side. Proceed up the hill into Pendle Road and carry straight on at the mini round about and then take the fourth turning on the right into Shays Drive

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

ENTRANCE HALLWAY: With staircase to first floor and understairs storage cupboard with coat hooks.

CLOAKROOM: With 2-piece white suite comprising low suite w.c, vanity wash handbasin with storage cupboards under and chrome heated ladder style towel rail.

LOUNGE: 4.6m x 3.6m (15' x 11'10"); with outlooks across the front garden, glazed sliding double doors to:

DINING ROOM: 5.8m x 3.1m (19' x 10'); with outlooks across the rear garden and patio doors opening onto rear patio.

KITCHEN: 4.4m x 3.1m (14'4" x 10'1"); with a fitted range of oak fronted shaker style wall and base units with complementary dark laminate work surface, integrated electric oven, 4-ring ceramic hob with stainless steel and curved glass extractor canopy over, integrated fridge, integrated freezer and space for table and chairs.

UTILITY ROOM: 3.1m x 1.8m (10'1" x 5'10"); with a fitted range of oak fronted shaker style base cupboards with dark laminate work surface, integrated dishwasher, Miele washing machine, wall mounted Vaillant combination central heating boiler, door to rear garden and door to integral garage.

FIRST FLOOR:

SPACIOUS LANDING: With window to front elevation, large walk-in storage cupboard with shelving and loft access.

BEDROOM ONE: 5.5m x 4.6m (18'2" x 15'1"); with windows to front and side elevation.

ENSUITE-SHOWER ROOM: Housing modern 3-piece suite comprising low suite w.c, pedestal wash handbasin, large walk-in shower with fitted thermostatic shower, heated ladder style towel rail.





BEDROOM TWO: 4.6m x 3.3m (15'2" x 10'10").

BEDROOM THREE: 4.3m x 3.6m (14'1" x 11'11").

BEDROOM FOUR: 3.7m x 3.5m (12' x 11'6").

HOUSE BATHROOM: Housing modern three-piece white suite comprising low suite w.c, vanity washbasin, panelled bath with chrome mixer tap and thermostatic shower over, glass shower screen and heated ladder style towel rail.

OUTSIDE: To the front of the property is an attractive lawned garden with well-stocked planting borders, wrought iron gates lead to a block paved driveway providing private parking and leading to double GARAGE 4.7m x 5.5m (15'3" x 18'2"); with up-and-over door, power and light. To the rear of the property is an attractive garden with paved patio area, steps up to lawn with well-stocked planting borders, timber summerhouse and boundary fencing.

DEPOSIT: £2,134.00. **RESTRICTIONS:** No pets and no Smokers.

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

COUNCIL TAX: Band F £3,318.06 (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.

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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End Of Tenancy Management





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LANDORDS!**

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