

30 WELL TERRACE  
CLITHEROE  
BB7 2AD



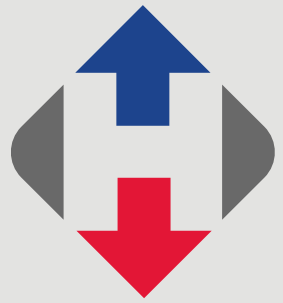
£750 per month



- Deceptively spacious mid terrace
- Excellent location, close to town centre
- 2 bedrooms plus attic room
- 2 reception rooms
- Enclosed rear yard
- Separate lean-to conservatory
- 3-piece bathroom with shower
- Unfurnished. Minimum-12 month tenancy.

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**This stonebuilt mid terrace property offers great living space with two reception rooms, kitchen, lean-to conservatory, two bedrooms and an attic room. Its convenient location, close to the town centre, provides easy access to a superb range of amenities including supermarkets, public transport and Clitheroe Grammar School just a stone's throw away.**



**To the rear is an enclosed yard with an outhouse which provides a great option for extra storage.**

**LOCATION:** From our Lettings office turn right down Parson Lane and then turn right at the mini-roundabout. Continue along Station Road to the next mini-roundabout and carry straight on onto Railway View Road. Follow the road round to the right as it turns into Waddington Road. Carry straight on at the mini-roundabout into Well Terrace and the house is situated on the left hand side.

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

**ENTRANCE VESTIBULE:** With glazed door leading to:

**LOUNGE:** 3.5m x 4.0m (11'6" x 13'2"); with decorative fireplace.

**DINING ROOM:** 3.5m x 3.9m (11'6" x 12'9"); with decorative fireplace and understairs storage cupboard.

**KITCHEN:** 2.2m x 2.6m (7'3" x 8'8"); with a fitted range of wall and base units with complementary laminate work surfaces, 4-ring gas hob, electric oven, one bowl single drainer sink unit and space for a small fridge.

**LEAN-TO CONSERVATORY:** 1.4m x 2.6m (4'6" x 8'8"); with space for a fridge-freezer and door leading to rear yard.

**FIRST FLOOR:**

**LANDING:** With stairs leading to the attic room and understairs storage.

**BEDROOM ONE:** 3.3m x 4.0m (10'8" x 13'0"); with wall-to-wall fitted wardrobes.

**BEDROOM TWO:** 2.0m x 2.9m (6'7" x 9'7"); with storage cupboard.

**SHOWER ROOM:** 3-piece white suite comprising low level w.c., pedestal wash-hand basin and a corner shower enclosure with thermostatic shower and newly fitted wall-mounted central heating boiler.

**ATTIC ROOM:** 5.3m x 3.5m (17'4" x 11'5"); with a Velux window and eaves storage.





**OUTSIDE:** To the rear is an enclosed yard and an outbuilding which offers great storage space and is plumbed and drained for a washing machine.

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

**HEATING:** Gas fired hot water central heating system and PVC double glazing.

**DEPOSIT:** £865.00.

**RESTRICTIONS:** No Pets. No Smokers.

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band A, £1,397.50 (April 2023).

**MINIMUM INITIAL FIXED TERM:** 12 months.

### **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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