

17 CURZON STREET
CLITHEROE
BB7 1DL

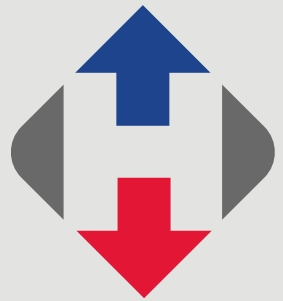
£850 per month



- Attractive stonebuilt mid terrace
- Lounge, modern fitted kitchen
- Two bedrooms & converted attic room
- Three-piece bathroom with shower
- Enclosed yard with outbuilding
- Short walk from Clitheroe town centre
- EPC – D59
- Unfurnished. Min 12-month tenancy.

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Situated close to Clitheroe Castle, a short walk through the castle grounds from the town centre and its many local amenities, this stonebuilt mid terrace property provides modern living accommodation throughout.



The property enjoys a lounge, fitted dining kitchen, three piece bathroom with shower, converted attic room and two further bedrooms. To the rear of the property is an enclosed yard with outbuilding.

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 number 17 can be found on the left hand side.

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

LOUNGE: 3.9m x 3.9m (12'11" x 12'8"); with TV point, telephone point, meter cupboards and mid-staircase to first floor.

DINING KITCHEN: 3.9m x 2.9m (12'9" x 9'6"); range of fitted wall and base units with complementary work surfaces, cooker with extractor over, plumbed for washing machine. Patio door to rear garden.

FIRST FLOOR:

LANDING: With staircase to first floor.

BEDROOM ONE: 3.5m x 3.1m (11'6" x 10'2"); with feature decorative fireplace and built-in storage cupboard.

BEDROOM TWO: 1.9m x 3.8m (6'4" x 12'5").

BATHROOM: Housing three-piece suite comprising a concealed low level w.c, vanity wash hand basin, shower over bath, and heated towel rail.

ATTIC ROOM: 3.4m x 5.4m (11'2" x 17'8");

OUTSIDE: Low maintenance enclosed rear garden with outbuilding.





DEPOSIT: £980.00.

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is D59.

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.





CONFIDENCE GUARANTEE

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