

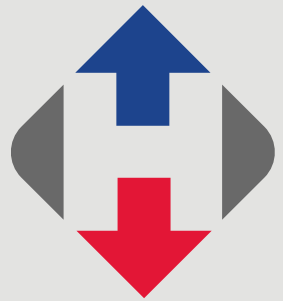
2 SALTHILL VIEW
CLITHEROE
BB7 1NY
£825 per month



- Spacious end-terraced house
- Lounge, dining room
- Fitted kitchen
- Convenient for town centre
- Two bedrooms
- Three-piece bathroom
- Garden forecourt, private rear yard
- Unfurnished. Available immediately.

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A well-proportioned, garden-fronted end-terrace property occupying a convenient position close to the town centre and its wide range of amenities, shops and transport links.



The accommodation briefly comprises spacious lounge, separate dining room and fitted kitchen to the ground floor. To the first floor are two good-sized bedrooms and a modern three-piece bathroom fitted with a shower.

Externally, the property benefits from a garden forecourt to the front and an enclosed rear yard, providing useful outdoor space.

LOCATION: From Clitheroe town centre proceed down Castle Street and into York Street. At the roundabout take the third exit, then turn first left into Salthill Road. Salthill View is located on the right hand side.

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

LOUNGE: 4.2m x 3.6m (13'7" x 11'8").

DINING ROOM: 4.2m x 3.7m (13'7" x 12'1"); staircase to first floor.

KITCHEN: 2.9m x 2.1m (9'7" x 6'8"); with range of fitted wall and base units with complementary laminate wood effect working surfaces, electric oven with four-ring ceramic hob, plumbing for washing machine, door to rear.

FIRST FLOOR:

BEDROOM ONE: 4.3m x 3.5m (14'1" x 11'4").

BEDROOM TWO: 2.7m x 2.2m (8'8" x 7'2"); built-in cupboard housing central heating boiler and fitted shelves.

BATHROOM: Housing three-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with shower tap fitment.





OUTSIDE: Garden forecourt with paved path and gravelled area. Private, enclosed yard to the rear.

DEPOSIT: £951.00.

RESTRICTIONS: No smokers. Requests to have a pet must be submitted in writing.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is D60.

COUNCIL TAX: Band A. £1,589.19 (April 2026).

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 security deposit.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit **MUST** be made by bank transfer. 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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