

13 ST JAMES STREET
CLITHEROE
BB7 1HH

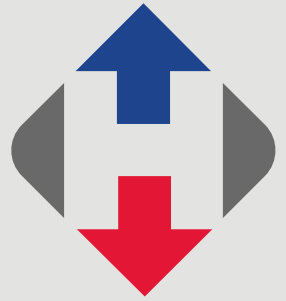
£725 per month



- Attractive mid-terrace house
- Lounge with feature fireplace
- Pleasant rear yard with large store
- Sought-after, convenient location
- 2 double bedrooms
- Modern bathroom with shower
- Contemporary fitted kitchen
- Unfurnished. Min 12-month tenancy.

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A lovely mid-terrace house situated in a popular residential location on the outskirts of the town centre and within easy reach of the many local amenities. This property offers well-planned accommodation which briefly comprises lounge, contemporary fitted kitchen with extensive range of integrated appliances, two bedrooms and a modern three-piece bathroom with shower.



Outside, there is a good-sized enclosed rear yard with large store.

LOCATION: From our sales office proceed down Castle Street and turn right into Wellgate, then right again into Lowergate. At the mini roundabout take the first exit and continue down the street to the next roundabout. Take the second exit into Whalley Road and St James Street is the third turning on the left.

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

LIVING ROOM: 4.0m x 3.9m (13'1" x 12'10"); with decorative feature fireplace.

KITCHEN: 3.9m x 2.5m (12'10" x 8'2"); range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring halogen hob with extractor fan over, integrated washing machine, integrated dishwasher, integrated fridge and integrated freezer, understairs storage area and door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.0m x 3.9m (13'1" x 12'10").

BEDROOM TWO: 3.5m x 2.1m narrowing to 1.2m (11'6" x 6'11" narrowing to 3'11").

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





OUTSIDE: Enclosed rear yard with large outdoor store.

HEATING: Gas central heating.

DEPOSIT: £836.00.

AVAILABLE: Immediately

RESTRICTIONS: No Pets and no Smokers.

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

COUNCIL TAX: Band A, £1,463.70 (April 2024).

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.





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