

CLERK HILL PLACE
CLERK HILL ROAD
WHALLEY
BB7 9DR

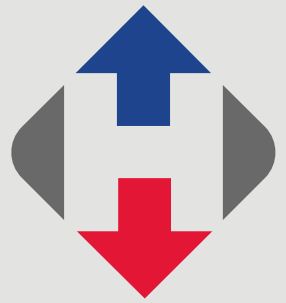
£1,250 per month



- Elegant stonebuilt country house
- Spacious lounge, fitted dining kitchen
- Established gardens, private parking
- Peaceful yet convenient setting
- 3 good-sized bedrooms
- Luxury 3-piece bathroom
- Oil central heating
- Unfurnished. Min 12-month tenancy.

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Located in a truly blissful setting on the outskirts of Whalley, close to the golf club and within easy reach of the A59 and motorway network, this beautiful stonebuilt period property offers spacious accommodation. On the ground floor, there is a 2-piece luxury cloakroom, large lounge with wood burning stove and fitted dining kitchen. The first floor comprises three good-sized bedrooms and a 3-piece luxury bathroom.



Outside, the house enjoys established garden areas, adjoining beautiful open countryside and ample parking.

LOCATION: From the Clitheroe/Whalley direction, take the left hand turning towards Sabden, just after the traffic lights and keep left into Clerk Hill Road, passing the Golf Club on the left hand side. The driveway to Clerk Hill Place is sign-posted and can be found on the left hand side, just after the yellow grit bin.

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

ENTRANCE HALL: Staircase to the first floor, understairs storage cupboard.

CLOAKROOM: Luxury 2-piece suite comprising low suite w.c. and pedestal wash-hand basin.

DINING KITCHEN: 3.9m x 4.0m (12'10" x 13'1"); with a range of fitted wall and base units with complementary working surfaces, integrated double electric oven, 4-ring ceramic hob and extractor over, plumbing for a washing machine.

LOUNGE: 5.4m x 4.0m (17'8" x 13'1"); with wood burning stove.

FIRST FLOOR:

LANDING:

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

BEDROOM TWO: 4.1m x 3.9m (13'5" x 12'10").

BEDROOM THREE: 2.8m x 2.4m (9'2" x 7'11").

BATHROOM: 3-piece luxury suite comprising pedestal wash-hand basin, low suite w.c. and bath with direct feed shower over.

OUTSIDE: Large established mature gardens and ample parking. The tenant is responsible for garden maintenance.





HEATING: Oil central heating.

DEPOSIT: £1,442.00

RESTRICTIONS: No pets and no smokers.

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

COUNCIL TAX: Band E £2,829.91 (April 2025).

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.





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