



**Higher Standen Cottage - £975 pcm**  
Worston Road, Clitheroe, Lancashire, BB7 1PR

**INGHAM & YORKE**  
Chartered Surveyors & Land Agents



## TO LET

**£975 PCM**

- Delightful period semi-detached cottage
- Recently refurbished and newly decorated
- Situated in a private and rural location with parking, garden and small outbuilding
- 2 double bedrooms
- 2 living rooms — one with woodburning stove
- Located 5 minutes' from Clitheroe centre and 2 minutes' from A59 road network
- Unfurnished and offered immediately on an initial 6 month Assured Shorthold Tenancy

 2 Bedroom

 1 Bathroom

Set in a small cul-de-sac hamlet of properties in a **rural** setting, yet with the town centre of Clitheroe and its many amenities including supermarkets, independent retailers and services, schools (both primary and secondary), churches and leisure facilities just a **short 5 minute drive** away, this cottage offers **spacious** and light rooms and **ample storage space**.

To the ground floor, the property has an entrance porch which leads to the kitchen and two further reception rooms. Upstairs, to the first floor, there are **two double bedrooms** and the house bathroom.

Suited to those who may be looking for a **quiet** property with easy transport links to the A59 (2 minutes' drive) and the broader road networks -

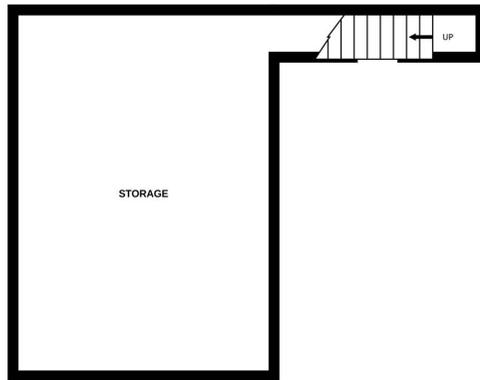
- Blackburn - 11 miles
- Burnley - 12 miles
- Preston - 17 miles
- Lancaster - 36 miles



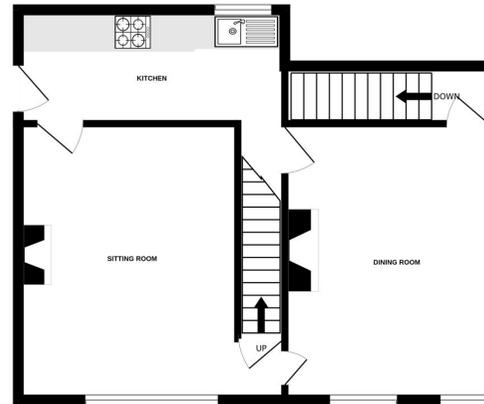


## Property floor plan

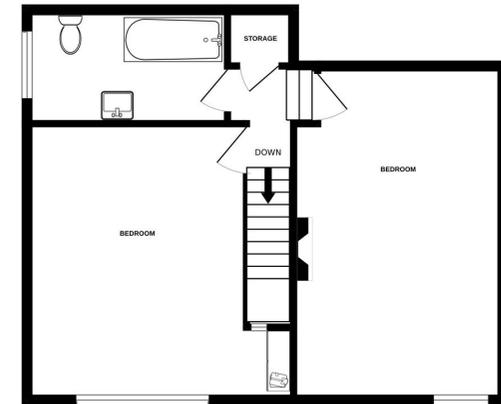
BASEMENT  
310 sq.ft. (28.8 sq.m.) approx.



GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



### HIGHER STANDEN COTTAGE

TOTAL FLOOR AREA : 1321 sq.ft. (122.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Outside space

Externally, the property benefits from a private and enclosed garden mostly laid to lawn, with raised beds and a vegetable patch. There is a separate small outbuilding for storage and parking for two cars.

## General Remarks

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

**Council Tax:** Band D

**Energy Performance Certificate:** E rating

**Local Authority:** Ribble Valley Borough Council,  
Council Offices, Church Walk, Clitheroe BB7 2RA  
Tel.: 01200 425111

**References:** All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of employment and current landlord references (where applicable). Copies of 3 months bank statements and 3 months pay slips will be required. The Agents also reserve the right to undertake a credit check on applicants. If currently residing in rented accommodation a signed copy of your current Tenancy Agreement will also be required. Acceptance of references and offer of the Tenancy is at the Agent's discretion.

**Health and Safety:** The Landlord and Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the property. Do not climb gates or fences. Do not enter any neighbouring property.

**Services:** The property benefits from mains electricity and water with central heating by way of a oil-fired central heating system. The Tenant will be responsible for all charges relating to services connected to the property including water, sewerage, oil, electric, Council Tax, internet and telephone for the full duration of the tenancy.

**Tenancy Terms:** The property will be let on an Assured Shorthold Tenancy agreement for an initial term of 6 months.

**Rent and Deposit:** Following an offer of an Assured Shorthold Tenancy by the Agent and the signing of the Agreements, full payment of 5 weeks rent will be required as a rental deposit . This is returnable and dependant on the state of the property following the end of the tenancy. The deposit will be registered with and held by the Deposit Protection Scheme. The first month's rent will be due on the signing of the Agreements, or a minimum of five days prior to the commencement of the Assured Shorthold Tenancy. Where a guarantor is required, the guarantor will be required to sign the Agreement prior to the commencement of the Tenancy. All applicants will need to provide satisfactory references prior to a tenancy being agreed.

**Viewings:** Viewings are strictly by appointment only with the sole Letting Agents, for the attention of Ella Mounsey (01200 423655)

*Photographs taken January 2024*

*Subject to Contract*

**Ingham & Yorke LLP** for themselves and as agents for the vendors or lessors of this property give notice that:

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 **RICS**

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