

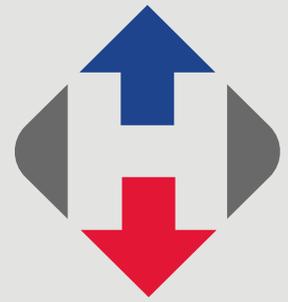
82 HIGHFIELD ROAD  
CLITHEROE  
BB7 1LD  
£850 per month



- Beautifully presented 1<sup>st</sup> floor flat
- Recently renovated
- Gardens to front & side
- 2 spacious bedrooms
- Utility room & 3-piece bathroom
- Open-plan kitchen & living space
- Short walk to town centre
- Unfurnished. Min 12-month tenancy.

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**Situated on a road of similar apartments, within walking distance of Clitheroe town centre and its ever growing number of amenities, this first floor apartment has been recently renovated and now provides beautifully presented and spacious accommodation.**



**The property comprises two double bedrooms, open-plan kitchen and living space, 3-piece bathroom and utility room. The apartment also benefits from gardens to the front and rear.**

**LOCATION:** From the town centre travel down Castle Street, turn right off onto Wellgate and continue straight to the bottom of the road. At the T-junction turn right and then immediately left at the mini roundabout. Head up the road and take the third right onto Hayhurst Street and then the third left onto Highfield Road. Follow the road up and the apartment is on the right hand side.

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

**ENTRANCE PORCH:** With UPVC external door, tile effect laminate flooring and meter cupboard.

**UTILITY ROOM:** 1.9m x 2.1m (6'4" x 6'11"); with storage cupboards in grey gloss with complementary work surfaces, plumbing for a washing machine and spotlighting.

**FIRST FLOOR:**

**LANDING:**

**OPEN-PLAN KITCHEN & LIVING ROOM:**

**Living Room:** 5.1m x 3.3m (16'8" x 10'10"); with boiler cupboard with newly installed Baxi boiler, central heating radiator and spotlighting.

**Kitchen:** 3.5m x 2.5m (11'6" x 8'2"); with laminate tiled flooring, spotlighting, a fitted range of wall and base units in grey gloss with complementary marble effect work surfaces incorporating breakfast bar, one bowl stainless steel sink unit with drainer, newly fitted appliances including oven, 4-ring induction hob with extractor over, dishwasher, fridge and freezer.

**BEDROOM ONE:** 3.5m x 4.1m (11'4" x 13'7"); with spotlighting, fitted wardrobes and vanity unit in grey.

**BEDROOM TWO:** 4.0m x 2.3m (13'3" x 7'6"); with spotlighting and storage cupboard.

**BATHROOM:** 3-piece suite comprising a panelled bath with thermostatic shower over with rainfall showerhead and handheld showerhead, vanity wash-hand basin with mirror above, low level w.c. in white with push button flush, heated towel rail and shower panels.





**OUTSIDE:** There are gardens to the front and side of the property.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows.

**DEPOSIT:** £980.00

**RESTRICTIONS:** No pets and no Smokers.

**EPC:** The energy efficiency rating for this property is C.

**COUNCIL TAX:** Band A £1,531.40 (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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