

49 MITCHELL STREET
CLITHEROE
BB7 1DF

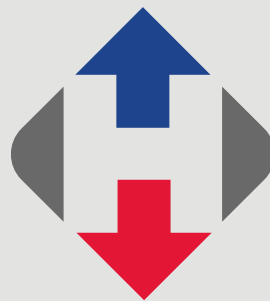
£795 per month



- Stunning modernised mid terrace
- Two bedrooms
- Fantastic, decked rear yard
- Convenient for the town centre
- Lounge & dining kitchen
- 3 -piece bathroom with shower
- Gas CH & PVC double glazing
- Unfurnished. Min 12-month tenancy.

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A fully modernised stonebuilt mid terraced house which offers bright and fresh accommodation which is tastefully decorated throughout. The house has lounge at the front and a spacious dining kitchen at the rear with built in oven and hob and washing machine. two bedrooms and a modern 3-piece bathroom with shower over the bath.



Externally the yard has been decked to offer an attractive outside seating area. Mitchell Street is conveniently situated close to the Castle Park and grounds and is only a few minutes" walk from the town centre and Holmes Mill.

LOCATION: From our lettings office on Parson Lane carry straight on over the mini roundabout onto Bawdlands. Follow the road down before turning left onto Corporation Street. At the end of the street turn left onto Eshton Terrace. Cross the Railway crossing and then turn first right onto Mitchell Street. Number 49 is on the left hand side.

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

LOUNGE: 3.8m x 3.7m (12'7" x 12'2").

DINING KITCHEN: 3.7m x 3.5m (12'2" x 11'6"); with a modern range of white gloss wall and base units with complementary laminate work surface, integrated electric oven with 4-ring ceramic hob with extractor over, washing machine, understairs storage cupboard and space for dining table and chairs.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.9m x 3.7m (12'8" x 12'2").

BEDROOM TWO: 3.5m x 1.9m (11'5" x 6'4"); with over stairs storage cupboard.

HOUSE BATHROOM: Housing modern three-piece white suite comprising low suite w.c, pedestal washbasin, panelled bath with thermostatic shower over and chrome heated ladder style towel rail.





OUTSIDE: To the rear of the property there is an enclosed yard which has a decked patio area and gated access.

DEPOSIT: £917.00.

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately

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

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.

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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