

60 SALTHILL ROAD  
CLITHEROE  
BB7 1PE

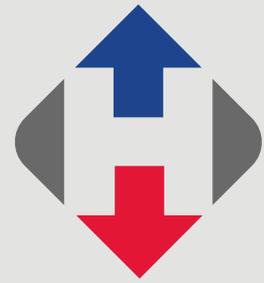
£850 per month



- Spacious stone terrace
- 2 double bedrooms
- Garden forecourt, rear yard
- Lounge, dining room & kitchen
- Conservatory & downstairs WC
- Three-piece bathroom with shower
- Convenient location
- Unfurnished. Available immediately

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**A deceptively spacious stonebuilt terrace situated in a quiet area of Clitheroe but conveniently close to the town centre.**



**The ground floor comprises an entrance hallway, 2 reception rooms, kitchen, conservatory & downstairs wc. On the first floor there is a 3-piece bathroom with shower and 2 double bedrooms.**

**Outside there is a garden forecourt to the front of the property and an enclosed yard to the rear.**

**LOCATION:** From Clitheroe town centre proceed down Castle Street and onto York Street. At the roundabout take the third exit and then take the next left turn onto Salthill Road. Follow the road up for a short while. Number 60 is on the right hand side.

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

**ENTRANCE HALL:** with staircase to first floor landing.

**LOUNGE:** 3.6m x 3.1m (11'8" x 10'2"); with decorative fireplace and surround, shelving unit & cupboard.

**DINING ROOM:** 4.6m x 4.4m (15'1" x 14'4"); with electric fire and surround, wall mounted cupboard, understairs storage cupboard.

**KITCHEN:** 2.3m x 4m (7'5" x 13'1"); with a range of fitted wall and base units with complementary laminate working surfaces, dishwasher, washing machine, low level fridge, integrated oven, integrated microwave, 4-ring induction hob and extractor over, one and a half bowl sink & draining unit, external door to rear yard.

**CONSERVATORY:** 2.5m x 3.5m (8'2" x 11'5")

**CLOAKROOM:** two piece suite comprising wc, pedestal handwash basin, hand rails, vanity cupboard.

**FIRST FLOOR:**

**BEDROOM ONE:** 4.8m x 3.2m (15'7" x 10'5"); with over stairs storage cupboard.

**BEDROOM TWO:** 3.2m x 4.5m (10'5" x 14'8")

**BATHROOM:** Housing 3-piece suite comprising concealed w.c., vanity washbasin with mirrored cupboard unit over, panelled bath with electric shower over, airing cupboard housing central heating boiler.

**OUTSIDE:** To the front is a garden forecourt, to the rear is an enclosed rear yard.





**HEATING:** Gas central heating.

**DEPOSIT:** £981.00

**RESTRICTIONS:** No Pets. No Smokers.

**COUNCIL TAX:** Band A, £2,041.88 pa (April 2025)

**EPC:** The EPC rating is D.

### **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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