





Study Cottage  
23 Church Street

£1,100pcm

£13,200 pa



#### Directions

What3words

///asserts.reference.pianists

INGHAM & YORKE







# TO LET

PROPERTY TYPE

🏠 House

BEDROOMS

🛏 3

BATHROOMS

🛁 1

## Key features

- A charming Georgian townhouse located in the heart of Clitheroe.
- The property offers three bedrooms, one of which benefits from an en-suite, together with a family bathroom.
- The accommodation includes a modern fitted kitchen with integrated appliances, including an electric oven, gas hob and dishwasher, along with a separate utility room.
- To the rear is a generous garden featuring a flagged patio seating area.
- The property also benefits from two allocated parking spaces and a detached garage.



## Description

This elegant family home occupies a highly convenient position in the heart of Clitheroe town centre and enjoys attractive elevated views towards Longridge Fell from the principal bedroom.

The property is entered into a light-filled interior where generous windows allow natural light to flow through the living room, conservatory and dining room, creating a bright and welcoming atmosphere throughout. The kitchen offers flexibility for informal dining, complementing the separate dining room for more formal occasions. It also has fitted appliances including an electric oven, gas hob and dishwasher. The living room features a contemporary gas fire, providing an attractive focal point and a sense of comfort and style.

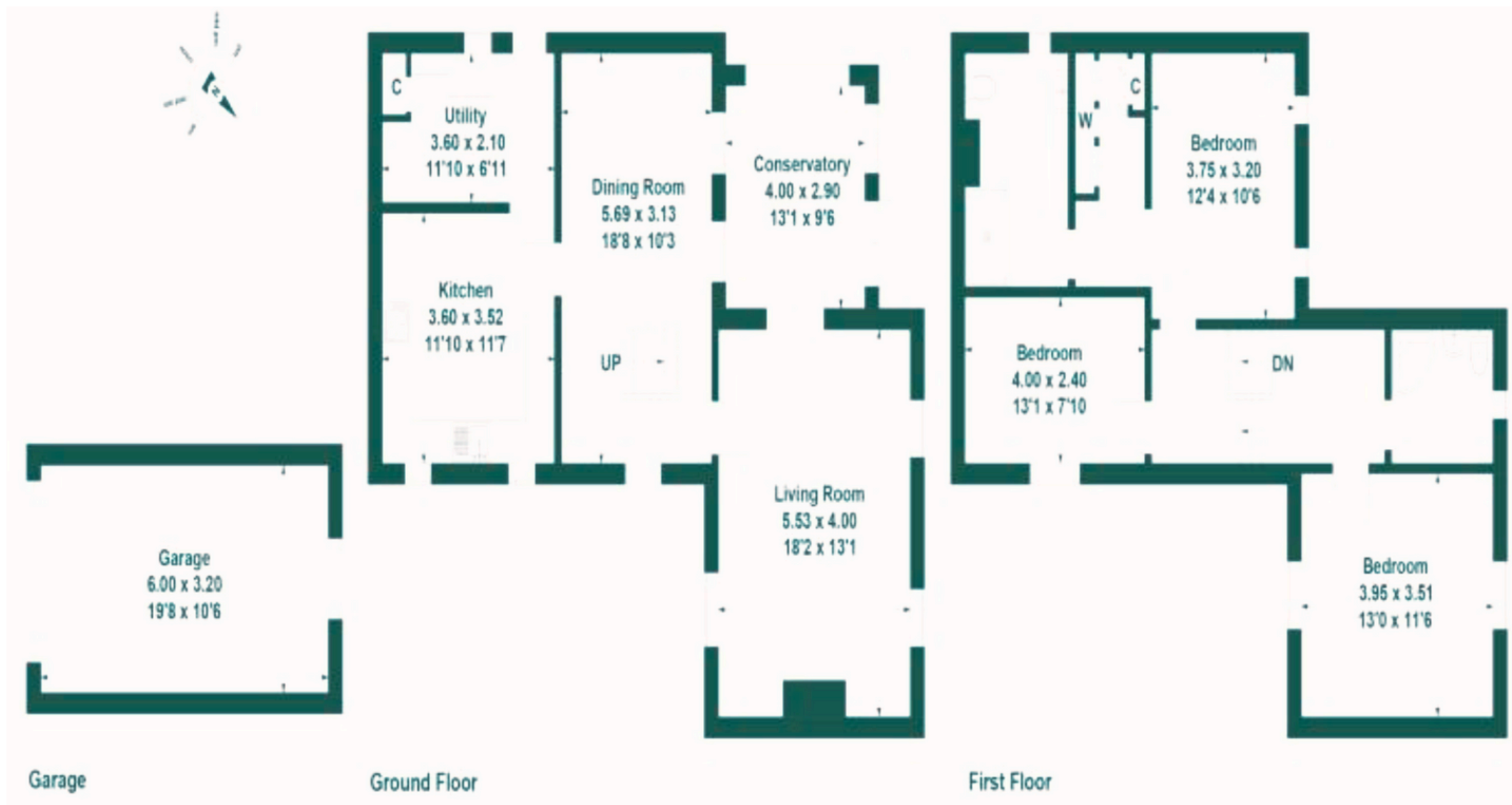
To the first floor, the accommodation comprises three well-proportioned bedrooms. The principal bedroom benefits from a fitted wardrobe and dressing area together with a well-appointed three-piece en-suite. The family bathroom is fitted with an electric shower. The remaining two bedrooms are of excellent size and enjoy pleasant views towards Longridge Fell and Pendle Hill.

Externally, the property is complemented by a generous rear garden featuring a flagged patio seating area, additional terraced sections and established planting. Further benefits include two private parking spaces and a detached garage.

Clitheroe offers excellent connectivity, with direct rail services to Manchester and Blackburn, and convenient access to the regional motorway network via the A59 and M6. There are a variety of retail and professional businesses as well as a local market which attracts interest from visitors from far and wide.









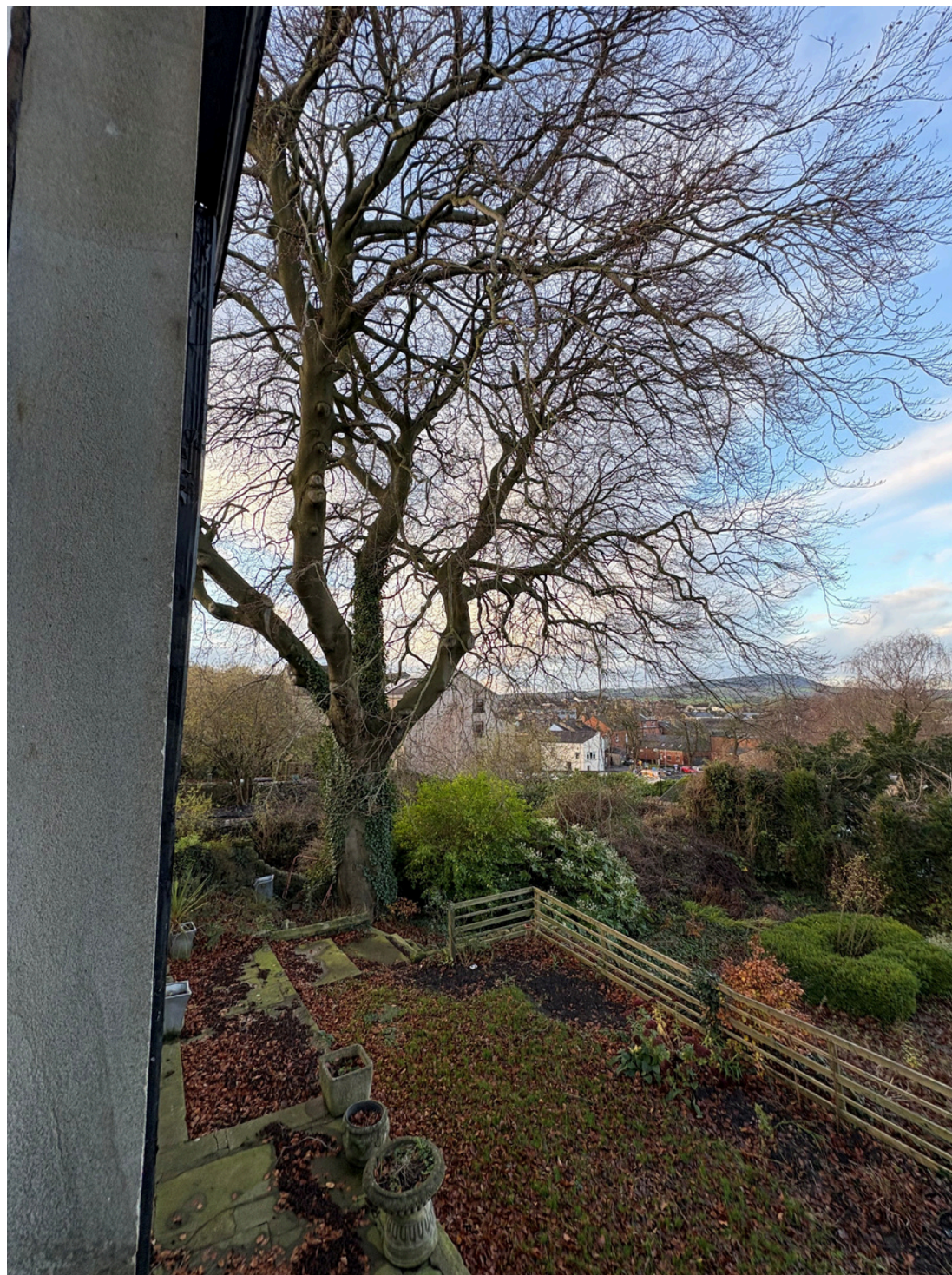
Services: The property has the benefit of mains gas, water and electricity. The central heating is by way of a gas fired system. The tenant is responsible for all services connected to the property including all charges for water and sewerage, gas, electric, Council Tax (Band F) and telephone for the full commencement of the Tenancy.

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

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

References: All applicants will be required to provide satisfactory references prior to the occupation of any property. The reference checks will be carried out by a third party provider. Acceptance of references and offer of the Tenancy is at our discretion.

Rent and deposit: One completion of the application and offer of an Assured Shorthold Tenancy Agreement by the agent or Landlord, full payment of one months rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held by The Tenancy Deposit Scheme. The first month's rent will be required 5 working days prior to the start of the tenancy. In the event that consent is given for a pet to reside at the property an increased rent may be agreed between all parties. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date.



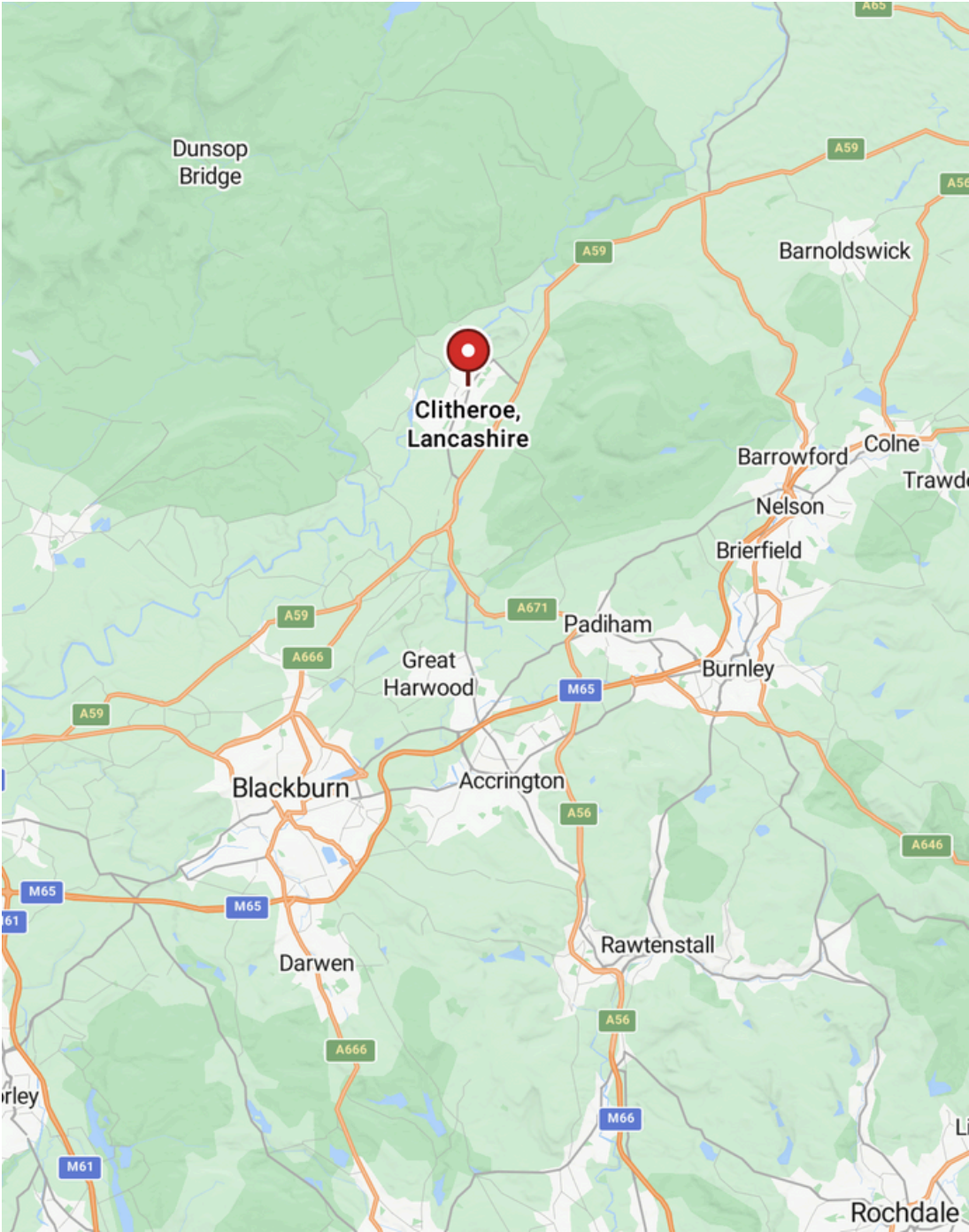


EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Ingham & Yorke LLP for themselves and as agents for the vendors or lessors of this property give notice that: All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. No person in the employment of Ingham & Yorke LLP has any authority to make or give any representations or warranty whatsoever in relation to the property and all discussions regarding the property referred to in these particulars are subject to contract. These particulars are produced as a general outline and for the sole purpose of enabling prospective purchasers or lessees to make an informed decision regarding the property and do not constitute any part of an offer or contract.







### **Huntroyde Estate Office**

Padiham, Burnley, Lancashire, BB12 7QX

Tel: 01282 771024

Email: [info@inghamandyorke.co.uk](mailto:info@inghamandyorke.co.uk)

### **Clitheroe Office**

Brookside Barn, Downham,

Lancashire, BB7 4BP

Tel: 01200 423655

Email: [admin@inghamandyorke.co.uk](mailto:admin@inghamandyorke.co.uk)

[inghamandyorke.co.uk](http://inghamandyorke.co.uk)