

5 SADDLERS MEWS  
CLITHEROE  
BB7 1AF

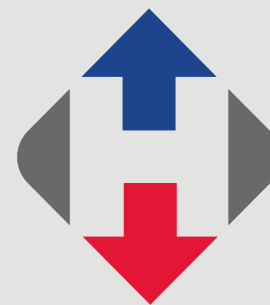
£1,250 per month (furnished)



- Unique 3-storey detached home
- Situated on a picturesque square
- Large open-plan living dining kitchen
- Three bedrooms, modern shower room
- First floor lounge with views
- Convenient town centre location
- Gas CH & double glazing
- Furnished. Available immediately.

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**A hidden gem. Saddlers Mews is located in the heart of Clitheroe town centre, but is tucked away from the main street on an attractive stone flagged square with a mixture of stunning residential townhouses, along with the superb Toms Table restaurant and bar. The property offers unique accommodation over three floors.**



**On the ground floor there is a stunning open-plan living dining kitchen and cloakroom. On the first floor is a large lounge with views over the square towards Pendle Hill, along with the third bedroom. The second floor offers a master bedroom, second bedroom and a modern 3-piece shower room.**

**LOCATION:** From our lettings office walk up Parsonage Lane and turn left onto Castle Street. Turn right just after Three Wishes sweet shop signposted for Toms Table. Follow the pathway down onto the square and number 5 is on the left hand side.

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

#### **OPEN-PLAN LIVING DINING KITCHEN:**

**Dining Room:** 4.4m x 4.0m (14'4" x 13'1"); with glazed external doors and tiled flooring.

**Kitchen:** 3.2m x 3.9m (10'4" x 12'8"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, breakfast bar, built-in electric oven, 4-ring induction hob, single drainer sink unit, plumbed and drained for an automatic dishwasher or washing machine and laminate wood effect flooring.

**CLOAKROOM:** 2-piece white suite comprising a low level w.c. and wash-hand basin.

#### **UPPER GROUND FLOOR:**

**ENTRANCE HALL:** With composite external door, staircase down to the kitchen and staircase up to the lounge.

#### **FIRST FLOOR:**

**LOUNGE:** 4.5m x 5.6m (14'10" x 18'4"); with views over the square towards Pendle Hill.

**BEDROOM THREE:** 2.2m x 2.2m (7'3" x 7'3").

#### **SECOND FLOOR:**

**LANDING:** With built-in storage cupboard and exposed beams.

**BEDROOM ONE:** 4.5m x 2.8m (14'9" x 9'4").

**BEDROOM TWO:** 2.2m x 3.8m (7'3" x 12'4").





**SHOWER ROOM:** 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a corner shower enclosure with plumbed shower, majority tiled walls, heated stainless steel towel rail, extractor fan and vaulted ceiling.

**OUTSIDE:** The property is situated on a decorative courtyard which is majority Indian stone flagged with contemporary sculptures, water features and seating areas.

**DEPOSIT:** £1,442.00.

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

**AVAILABLE:** Immediately

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

**COUNCIL TAX:** Band D £2,297.12 (April 2025).

#### 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.





**CONFIDENCE GUARANTEE**

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