

TO LET

This newly refurbished well maintained attractive stone built terrace property offers spacious accommodation in a popular residential area on the outskirts of town. The accommodation benefits from 2 reception rooms, 2 bedrooms, gas central heating and hardwood double glazed windows.



The accommodation briefly comprises of:

- Small frontage with yard at the rear
- Living room with fireplace.
- Dining Room with electric fire
- Kitchen with a range modern units and built-in oven / hob
- Downstairs bathroom with 3 piece suite with shower over bath
- 2 large bedrooms



£600 pcm (Unfurnished)

**25 Newton Street
Clitheroe
BB7 1DD**



**The Coach House
28-30 Duck Street
Clitheroe
BB7 1LP**

Tel: 01200425697

Email: info@pallisters.co.uk

Tenancy Details

Type of Tenancy	Unfurnished Assured Shorthold
Rental:	£600pcm
Period of Tenancy 6 month	Renewable thereafter by agreement
Deposit:	£600 to be registered in the DPS
Available from:	Immediately subject to references & Tenancy
Special Terms:	Not suitable for DSS, non-smokers and no pets
Council Tax:	Band 'B'
EPC:	D-57

Prospective Tenants Please Note

**All prospective tenants will be required to complete an
application form**

The application form will require information including the following:

- Bank or Building Society details:
- Details of your current Employment and Landlord/Agent if applicable
- Details of any County Court Judgements, Bankruptcy Orders etc
References can then be sought if the Landlord is agreeable, usually
by an independent agency.
Subject to satisfactory references, the prospective tenant will then be
required to provide:
- One month's rent in advance.
- A Deposit (usually equal to a months rent) to be held by the DPS

**ALL NEGOTIATIONS/APPLICATIONS ARE ENTERED INTO
ON A SUBJECT TO CONTRACT BASIS**