

TO LET

safeagent

John Pallister
Chartered Surveyors



Newly decorated 1 bedroom stone cottage in the centre of Clitheroe, within walking distance to restaurants, shops and amenities

£550pcm (Unfurnished)

17 King Lane
Clitheroe
BB7 1AA



The Coach House
28 Duck Street
Clitheroe
BB7 1LP

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17 King Lane, Clitheroe

A newly decorated, one bedroom stone built cottage in the centre of town offering compact living with the convenience of having all shops close to hand. The property has gas central heating with modern boiler, DB glazed windows, fitted kitchen, and modern bathroom with shower. No. 17 lies at the bottom of King Lane and is indicated by our "To Let" board.

The accommodation briefly comprises:-

Entrance Vestibule:

Living Room: 3.18m (10'5") max x 3.90m (12'10") min with built in cupboard and electric log burner effect stove

Kitchen: 1.87m (6'2") max x 2.49m (8'2") with matching base and wall units, plumbing and drainage for a washer and electric oven.



1st Floor:

Bedroom (DB): 2.79m (9'2") min x 3.87m (12'8") with cupboard over the stairs

Bathroom: with 3 piece suite including shower over bath

Outside: rear yard



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Tenancy Details

Type of Tenancy: Unfurnished Assured Shorthold

Rental: £550.00 pcm exclusive of rates and services

Period of Tenancy: 6 month - Renewable thereafter by agreement

Deposit: £550.00 refundable subject to arrears and damage, to be held with the DPS

Available from: Immediately subject to references

Special Terms: Non-smokers, preferably no pets

Council Tax: TBC

EPC: D—66

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



John Pallister for themselves and as agents for the vendors of this property give notice that whilst we endeavor to make our sales particulars accurate and reliable, if there is any point of particular importance to you please contact the office and we will be pleased to confirm the position for you; particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars as to this property are to be relied on as representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute any part of an offer or contract. The vendor, John Pallister nor any other person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

