

TO LET

 safeagent

John Pallister
Chartered Surveyors



£725 pcm (Unfurnished)

**21 St James Street
Clitheroe
BB7 1HH**



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

Tel: 01200425697

Email: info@pallisters.co.uk

www.pallisters.co.uk

www.pallistersproperty.co.uk

This newly decorated two bedroom terrace property is situated in a convenient location on the edge of Clitheroe town centre. The property has a lounge, modern fitted dining kitchen, modern shower room and gas central heating.

The accommodation briefly comprises: - (all sizes approximate)

Entrance Vestibule.

Living Room: 12'10" (3.93m) x 12'4" (3.75m) with feature electric fire, built in cupboards and radiator.

Dining Kitchen: 8'5" (2.75m) x 13'6" (4.11m) with a range of modern fitted units including electric cooker.

Staircase to first floor



Front DB Bedroom: 12'11" (3.94m) x 13'6" (4.14m) with radiator.

Rear DB Bedroom: 5'7" (1.72m) x 12'4" (3.75m) with radiator and boiler.

Bathroom: 6'2" (1.89m) x 5'7" (1.7m) with modern shower suite with shower in cubicle, WC, washbasin and radiator.

Outside: Concrete rear yard with good size outbuilding.



Tenancy Details

Type of Tenancy: Unfurnished Assured Shorthold
 Rental: £725 pcm
 Period of Tenancy: 6 month - Renewable thereafter by agreement
 Deposit: £836 to be registered in the DPS
 Available from: Immediately subject to references and Tenancy Agreement
 Special Terms: Non-smokers, Preferably no pets
 Council Tax: Band ' A '
 EPC: D—67

Prospective Tenants Please Note

All prospective tenants will be required to complete an application form

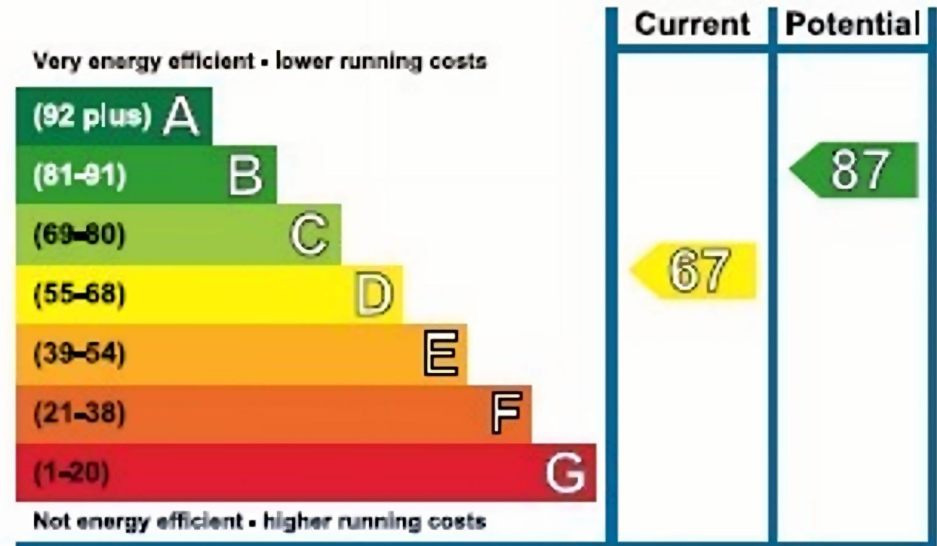
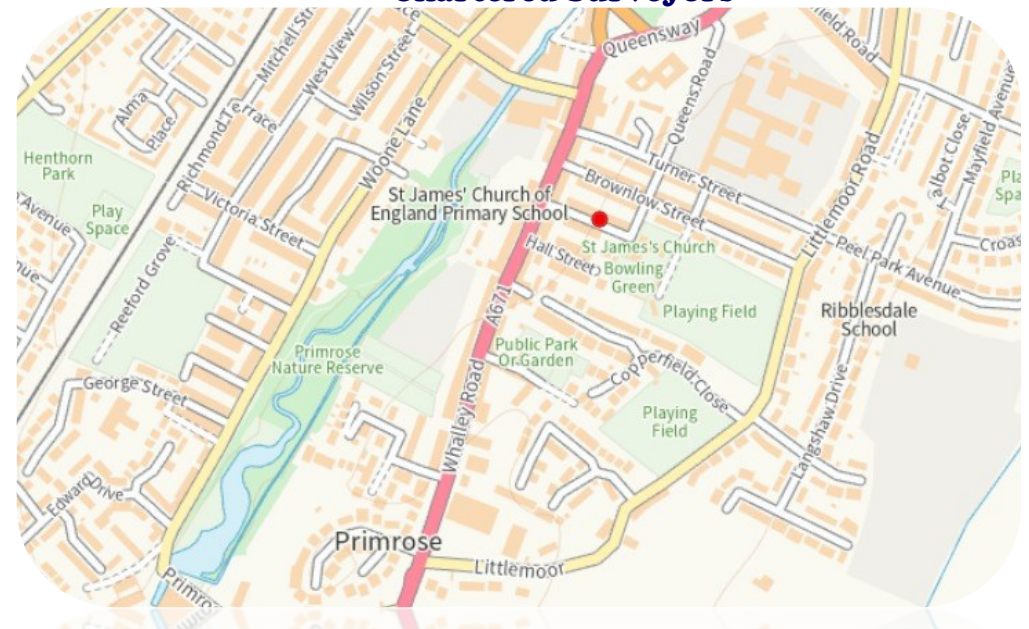
The application form will require information including the following: -

- 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 5 weeks rent) to be held by the DPS

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



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.

