

TO LET

 **safeagent**

John Pallister
Chartered Surveyors



**£750 pcm
(Unfurnished)**

43 Brownlow Street
Clitheroe
BB7 1HQ

This redecorated 2 bedroom mid terrace lies in a pleasant residential area close to Ribblesdale School. It benefits from a modern bathroom, gas central heating, double glazing and an enclosed rear yard.



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

Tel: 01200425697
Email: info@pallisters.co.uk
www.pallisters.co.uk
www.pallistersproperty.co.uk

The accommodation briefly comprises:-

Entrance vestibule

Lounge: 13' 2" (4.02m) Max. in to alcove x 13'2" (4.02m) Max. with stone fireplace & gas fire. Through to:

Dining Room: 13'3" (4.04m) x 11'11" (3.64m) with under stairs recess

Kitchen: 7'6" (2.30m) x 12' (3.65m) with modern base & wall units, new built in oven & hob and breakfast bar



First Floor Landing leading to:

Main Bedroom 13'2" (4m) x 13'1" (3.99m) (Double)

2nd Bedroom: 6'10" (2.09m) Max. x 9'6" (2.90m)



Bathroom: with modern fitted 3 piece suite comprising of a bath and integrated electric shower

Outside: an enclosed yard at the rear



Tenancy Details

Type of Tenancy:	Unfurnished Assured Shorthold
Rental:	£750 pcm
Period of Tenancy:	6 month Renewable thereafter by agreement
Deposit:	£865 Refundable subject to arrears and damage
Available from:	Immediately
Council Tax:	Band 'B'
EPC:	E-53

For further information or viewings, please do not hesitate to contact our office

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 Landlord/Agent if applicable
- Details of an unrelated party who can provide a character reference
- 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 months rent in advance.
- A Deposit (Bond) equal to 5 weeks rent, to be held without interest by either the Landlord or Agent.

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

Viewings

All viewings will be strictly by appointment with the agents during the times set out below

Please note:- All viewings are at your own risk

