TO LET



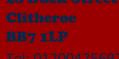
John Pallister Chartered Surveyors



£1,100 pcm (Unfurnished)

9 Church Brow Gardens Clitheroe BB7 2AB







Email: info@pallisters.co.ul

www.pallisters.co.ul

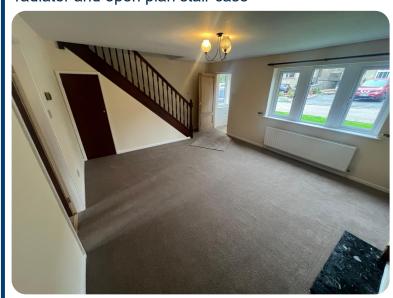
www.pallistersproperty.co.uk

A well presented 3 bedroom link detached property in a much sought after quiet cul-de-sac. Ideally located in the centre of Clitheroe, the property provides easy access to local amenities, schools, and the town centre.

The accommodation briefly comprises: - (all sizes approximate)

Entrance Vestibule

Living Room: 14'8" (4.47m) x 13'11" (4.24m) with radiator and open plan stair case



Kitchen/Diner: 15'7" (4.75m) x 9'8" (2.95m) with veneer base and wall units, oven with hob and a radiator



Conservatory: 19'2" (5.84m) x 7'10" (2.39m) with 3 piece shower room and access to garage



Staircase to First Floor

Master Bedroom: 12'4" (3.76m) x 10'8" (3.25m) with radiator







Bedroom: 11'5" (3.48m) x 8'7" (2.62m) with radiator



Bedroom: 8' 6" (2.59m) x 7'9" (2.36m) with radiator

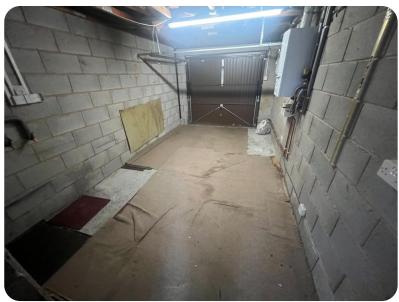


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Bathroom: with three piece bathroom suite of toilet, sink and bath with over bath shower, towel radiator and extractor fan.



Outside: Enclosed rear garden with views of Pendle hill with a drive and lawn to the front of the property.



Tenancy Details

Type of Tenancy: Unfurnished Assured Shorthold

Rental: £1,100pcm

Period of Tenancy: 6 month - Renewable thereafter by agreement

Deposit: £1,269 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 'D'

EPC: E-44

Prospective Tenants Please Note
All prospective tenants will be required to complete an application form

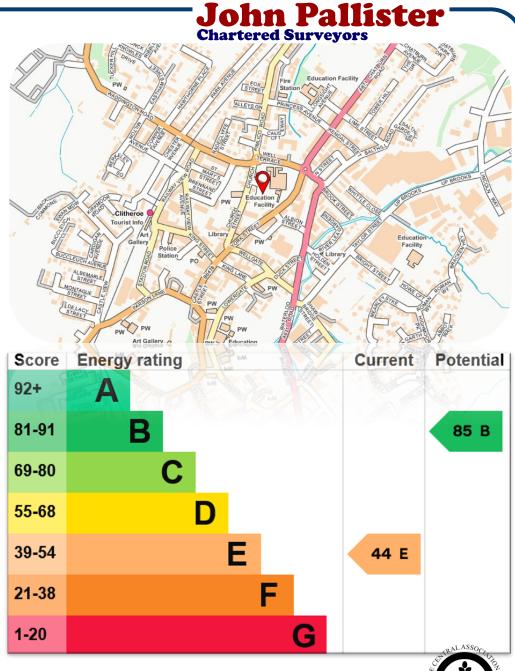
The application form will require information including the following: -

- 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



AGRICULTURAL



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.