

**TO LET**



**John Pallister**  
Chartered Surveyors



**£1,100 pcm (Unfurnished)**

**9 Church Brow Gardens**

**Clitheroe**

**BB7 2AB**

3

2

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

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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



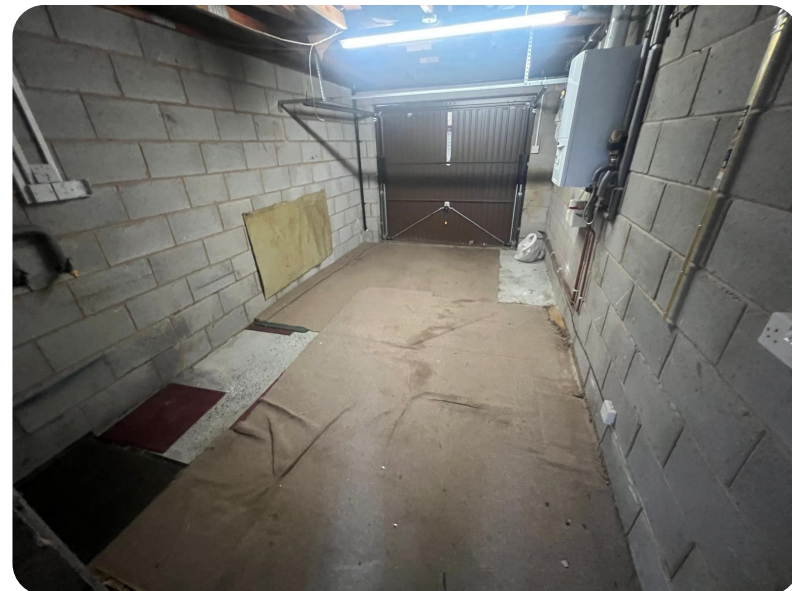
**Bedroom:** 8' 6" (2.59m) x 7'9" (2.36m) with radiator



**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

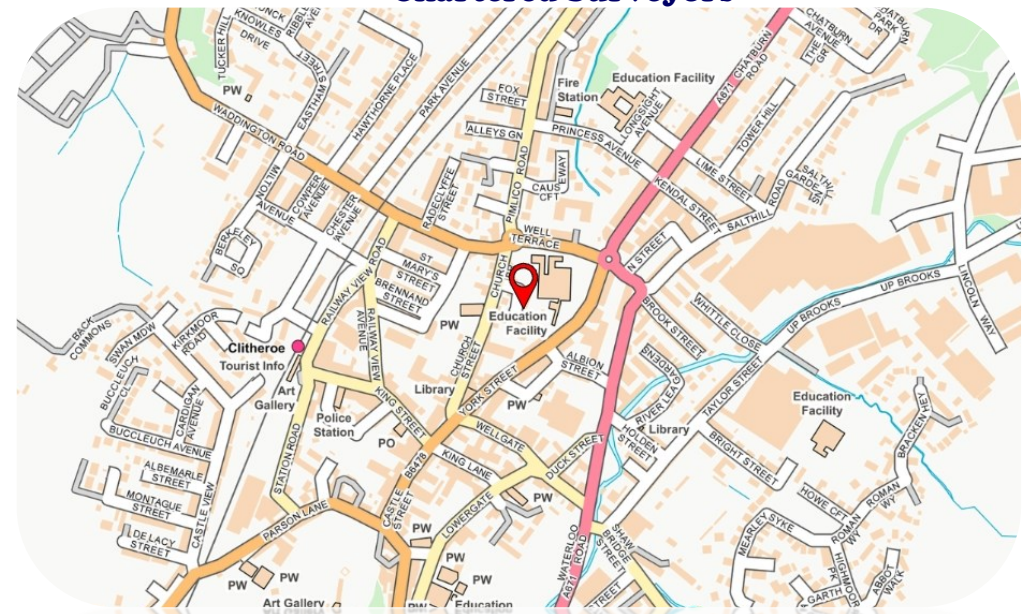
The application form will require information including the following: -

- 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		