

**TO LET**

 **safeagent**

**John Pallister**  
Chartered Surveyors



**£1,000 pcm (Unfurnished)**

**46 Brownlow Street  
Clitheroe  
BB7 1HQ**

**2** 

**1** 

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

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[www.pallistersproperty.co.uk](http://www.pallistersproperty.co.uk)



A well presented 2 bedroom semi detached property ideally located in 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/ Dining Room:** 20'2" (6.10) x 13'10" (4.22m) with 2 radiators and electric fire.



**Kitchen/Diner:** 8'4" (2.54m) x 8'0" (2.4m) with veneer base and wall units and an oven with a hob



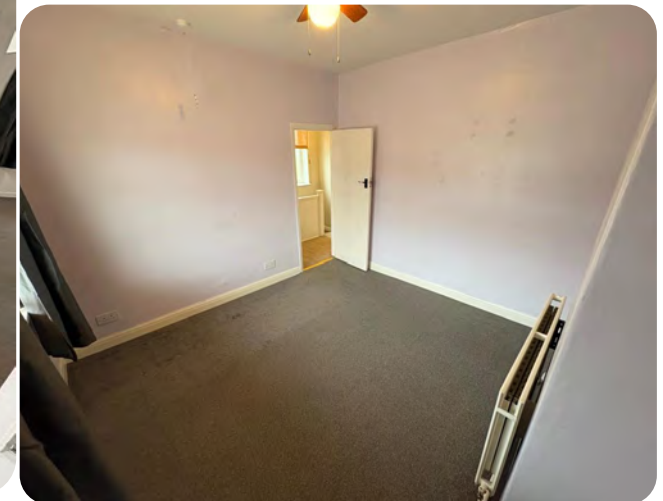
**Utility:** 9'0" (2.74m) x 3'11" (1.2m) with boiler and access to rear yard



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Staircase to First Floor

**Master Bedroom:** 10'11" (3.33m) x 10'10" (3.3m) with radiator





**Bedroom:** 9'0" (2.74m) x 8'4" (2.54m) with radiator



**Office/Study:** 6'1" (1.84m) x 6'3" (1.9m) with radiator



**Shower Room:** 4'8" (1.4m) x 5'7" (1.7m) with sink, bath and over bath shower



**WC:** 2'7" (0.8m) x 4'8" (1.4m) with toilet.





**Outside:** Gated driveway with lawn to the front of the property, driveway up the side of the house, garage and secure patio to the rear of the property with views onto the cricket ground



**Not to Scale**  
**For Reference Only**

## Tenancy Details

Type of Tenancy:	Unfurnished Assured Shorthold
Rental:	£1,000 pcm
Period of Tenancy:	6 month - Renewable thereafter by agreement
Deposit:	£1,153 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 ' C '
EPC:	D-63

### Prospective Tenants Please Note

**All prospective tenants will be required to complete an application form**

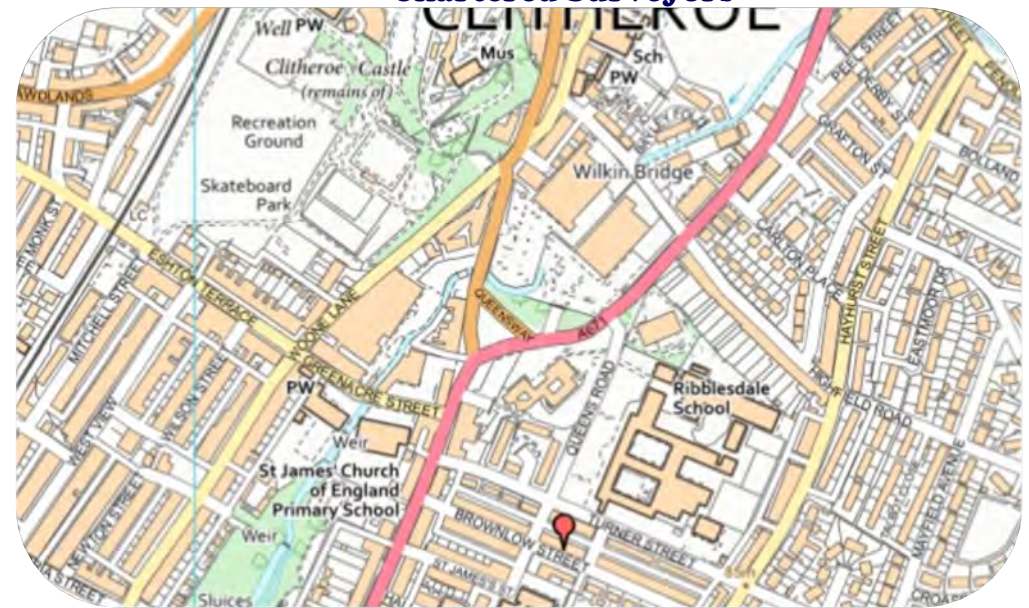
The application form will require information including the following: -

- 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		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		