

TO LET

safeagent

John Pallister
Chartered Surveyors



£1,000 pcm (Unfurnished)

**46 Brownlow Street
Clitheroe
BB7 1HQ**



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

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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

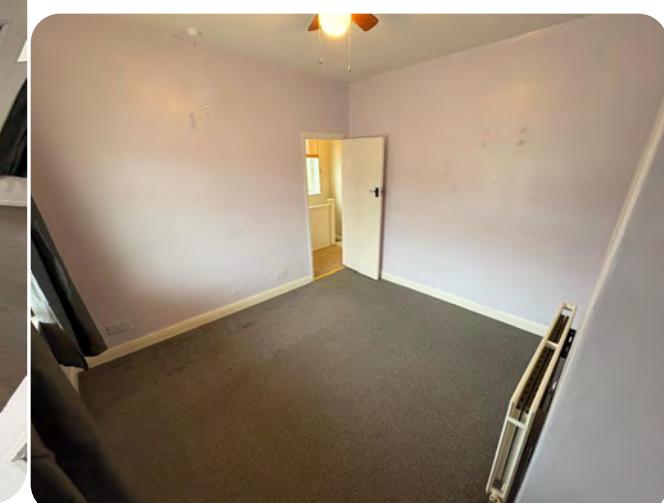
Living Room/ Dining Room: 20'2" (6.10) x 13'10" (4.22m) with 2 radiators and electric fire.



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



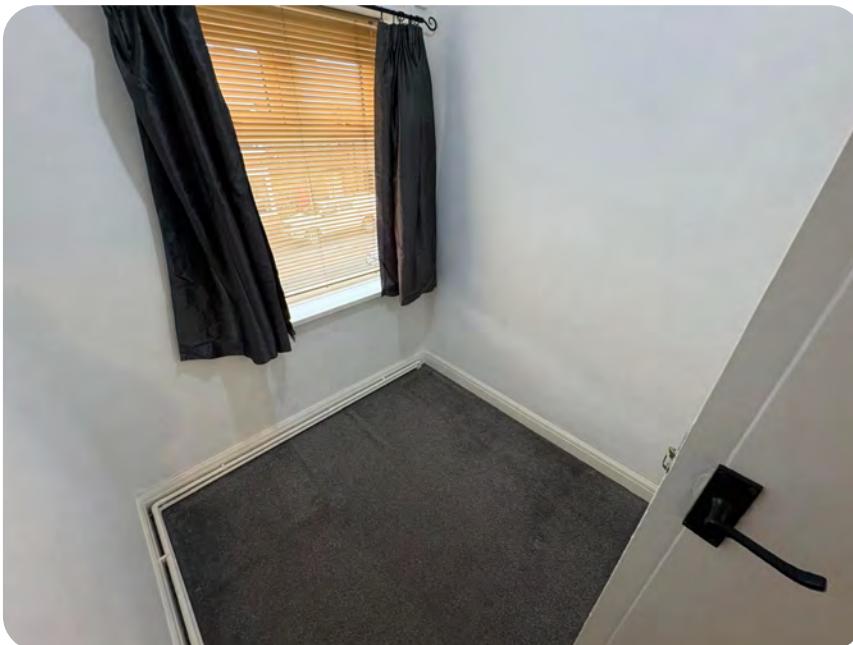
Utility: 9'0" (2.74m) x 3'11" (1.2m) with boiler and access to rear yard



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

