



17 Elizabeth Court, Clitheroe, BB7 1FB

To Let: £725 PCM Furnished or Unfurnished

A recently built, modern, semi-detached property with accommodation over three floors and located at the head of a quiet cul-de-sac on the edge of town. The well presented, contemporary accommodation briefly comprises a lounge, breakfast kitchen, cloaks, two doubles and one single bedroom, en-suite and family bathroom. Externally there is an enclosed rear garden and two allocated parking spaces.

- GCH + DG installed • No Pets • Non Smokers Only
- Not suitable for Housing Benefit Applicants.



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Entrance Vestibule - with staircase to the first floor.

Lounge 13'11" x 10'1" (4.24m x 3.09m) - with understairs storage cupboard.

Breakfast Kitchen 13'5"max x 10'1" (4.11max x 3.08m) - with a modern range of high gloss wall and base units, integrated appliances comprising an electric oven, gas hob, chrome extractor canopy, fridge, freezer, washing machine, patio doors to the rear garden.

Cloaks - with a two piece suite in white comprising a low suite and wash hand basin.

First Floor

Landing Area

Bedroom 2 10'6" plus wardrobe x 8'6" (3.21m plus wardrobe x 2.60m) - double with built-in wardrobe.

Bedroom 3 8'11" x 6'11" (2.72m x 2.12m) - single

Bathroom - with 3 piece suite in white comprising a panel bath, low suite wc and wash hand basin, chrome heated towel radiator.

Second Floor

Master Bedroom 10'4" x 9'6" (3.16m x 2.90m) - double with large built-in wardrobes, **En-Suite Shower Room** comprising a shower cubicle, low suite wc, wash hand basin, chrome heated towel radiator.

Outside Small garden frontage plus two parking spaces. To the rear is a fully enclosed garden, mainly laid to lawn plus side area with timber shed.

Council Tax Band D **Energy Efficiency Rating Band B**

Location - Leaving Clitheroe town centre via Whalley Road proceed past the Texaco garage on the left and continue down the hill. Take the 2nd right onto Primrose Road and follow the road, taking a sharp right onto Woone Lane. Turn immediately left onto Edward Drive and then first right onto Elizabeth Court where No 17 is located at the head of the cul-de-sac.

Assured Shorthold Tenancy. Unless stated otherwise properties are available on an Assured Shorthold Tenancy for an initial period of 6 months.

Viewings. Viewings of all properties are strictly by appointment with this office.

Appliances. Appliances mentioned in the description have not been tested as to their working condition. For a full list of contents and appliances please see the property inventory which will be supplied by Athertons Lettings for managed properties or by the Landlord for non-managed properties.

Telephone. Where there is a telephone line in the property reconnection will be at the tenant's expense.

Damage Deposit. The successful applicant will be required to pay a Damage Deposit (usually equal to one months rent) which is refundable at the end of the tenancy.

Rent. Unless stated otherwise the rent is exclusive of gas, electricity, oil, water, telephone charges and Council Tax. In order to be able to rent this property your annual income should be at least 30 times the monthly rent.

Standard Charges. There is an application fee of **£75** plus **£125** for legal tenancy agreements. Payment of the first month's rent & damage deposit to be paid by bank transfer if possible.

Property Misdescriptions Act

Athertons Lettings for themselves and for the vendors or lessors of this property whose agent they are, give notice that::

All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permission for use, occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

No person in the employment of Athertons Lettings has any authority to make or give any representations or warranty whatsoever in relation to the property. These particulars are produced for the sole purpose of enabling prospective purchasers and tenants to decide whether they wish to view the property and are set out as a general guide only and do not constitute any part of a contract.