



10 Albemarle Street, Clitheroe BB7 2EA

To Let: £595 PCM Unfurnished

A modern, spacious, mid-terrace family home with a garage to the rear and located on this popular residential street just a short walk from Clitheroe town centre with its many shops, restaurants and amenities. The well presented internal accommodation briefly comprises an entrance vestibule, lounge, large dining kitchen, three bedrooms and a recently fitted bathroom. Externally there is a small walled frontage, single garage plus separate wc and a pleasant rear yard with decking.

- Pets by negotiation
- Non smokers only



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Ground Floor

Entrance Vestibule

Lounge 17'1" x 13'9" (5.21 x 4.20m) - with feature stone wall and laminate flooring, staircase to first floor

Dining kitchen 17'2" x 9'10" (5.25 x 3.00m) - with a range of fitted wall and floor units, integrated appliances comprising an electric oven, gas hob, extractor fan, microwave, fridge, dishwasher, dining area

First Floor

Landing area - with large airing cupboard

Bedroom 1 11'4" x 10'07" (3.46 x 3.22m) - double with large storage cupboard

Bedroom 2 10'2" x 8'0" (3.10 x 2.44m) - small double with built-in storage cupboard

Bedroom 3 9'0" x 7'1" (2.74 x 2.17m) - single

Bathroom - fully tiled with a modern three piece suite in white comprising a panel bath, plumbed shower over, low suite wc, wash hand basin

Outside - small walled frontage. To the rear is a good sized **Garage** 17'0" x 9'5" (5.19 x 2.89m) - with light and power plus a separate wc. The rear yard is low maintenance with a decking area

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

Location - From Clitheroe town centre proceed down King Street and then left at the mini-roundabout onto Station Road. At the next roundabout turn right onto Parson Lane, over the bridge and turn right onto Castle View. Albemarle Street is third on the left.

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.