



17 Kay Street, Clitheroe BB7 1BX

To Let: £525 PCM Unfurnished

A deceptively spacious mid-terrace property with 2 receptions and 2 double bedrooms located on this popular residential street just a short walk from Clitheroe town centre. The well presented internal accommodation briefly comprises an entrance vestibule, lounge, dining room, kitchen, utility, 2 double bedrooms and a modern family bathroom.

Externally there is a pleasant rear yard.

- No Pets
- Non Smokers Only



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Entrance Vestibule

Lounge 13'10" x 12'2" (4.23 x 3.72m) - with staircase to the first floor

Dining Room 13'9" x 10'11" (4.21 x 3.34m) - with laminate flooring, understairs storage area

Kitchen 10'0" x 7'1" (3.05 x 2.16m) - with a modern range of wall and base units, double electric oven and gas hob, extractor canopy, fridge

Utility Room - with wall and base units, plumbing for washer

First Floor

Bedroom 1 12'9" x 12'3" (3.89 x 3.74m) - double with built-in wardrobes and overhead cupboard

Bedroom 2 11'1" x 7'9" (3.39 x 2.36m) - double with built-in wardrobe and shelving

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

Outside - to the rear of the property is a small, well presented yard

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

Location - Leaving Clitheroe town centre via Whalley Road take the first right onto Greenacre Street and then the first left onto Woone Lane. Continue along Woone Lane and Kay Street is the fourth street on the right.

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.