



120 Bawdlands, Clitheroe, BB7 2LA

To Let: £585 PCM Unfurnished

A well presented, cottage style mid-terrace property with three bedrooms and a pleasant rear garden enjoying a very convenient location close to Clitheroe town centre. The internal accommodation briefly comprises a lounge, separate dining room, modern kitchen, three bedrooms and a modern bathroom. Externally there is a rear garden with lawn, pebbled area and timber shed.

- No Pets • Non Smokers Only



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Ground Floor

Lounge 14'3" x 13'1" (4.34 x 4.01m) - with laminate flooring, understairs storage, electric fire.

Dining Room 13'6" x 10'2" (4.12 x 3.09m) - with laminate flooring.

Kitchen 11'6" x 4'7" (3.51 x 1.41m) - modern fitted range of wall and base units, electric oven + hob, chrome extractor, fridge / freezer, plumbing for washer.

First Floor

Landing Area

Bedroom 1 13'3" x 8'3" (4.04 x 2.52m) - double

Bedroom 2 10'0" x 5'9" (3.06 x 1.76m) - single

Bedroom 3 7'10" x 7'4" (2.40 x 2.25m) - single

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

Outside - To the rear of the property is a lovely garden with raised lawn and pebbled area. Timber Shed.

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

Location - From Clitheroe town centre proceed down King Street and turn left at the min-roundabout onto Station Road. Proceed to the next mini-roundabout onto Parson Lane and continue over the railway bridge onto Bawdlands where No 120 is located on the right hand side.

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.