



96 St Pauls St, Low Moor, Clitheroe BB7 2LS

To Let: £575 PCM Unfurnished

A newly refurbished mid-terrace cottage with a large, enclosed garden with allocated parking located on this quiet street in the heart of Low Moor on the outskirts of Clitheroe with its many shops, restaurants and amenities. The internal accommodation briefly comprises an entrance vestibule, large through lounge to the dining room, newly fitted kitchen, two bedrooms and a newly fitted bathroom.

- No Pets
- Non smokers only



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Ground Floor

Entrance Vestibule

Lounge 11'3" x 12'11" (3.44m x 3.95m) - with modern wall mounted electric fire, laminate flooring, open plan to:

Dining room 11'1" x 12'11" (3.40m x 2.94m) - with laminate flooring

Kitchen 8'6" x 7'11" (2.61m x 2.42m) - newly fitted with light wood fitted wall and base units, electric oven and four ring gas hob, plumbing for washer, laminate flooring

First Floor

Landing Area

Bedroom one 12' 11"x 11'4" (3.95m x 3.45m) - double

Bedroom two 11'1" x 5'4" (3.95m x 3.45m) - single

Bathroom - newly fitted with bath, electric shower over, wc and wash hand basin, large airing cupboard

Outside - with small enclosed yard to the rear, parking for two vehicles. Further enclosed garden beyond the parking with pebbled areas and large lawn.

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

Location - From the centre of Clitheroe proceed down King Street and turn left at the mini-roundabout onto Station Road. At the next roundabout turn right onto Bawdlands and continue into Edisford Road. After approximately ¼ mile turn right just before St Pauls Church onto St Pauls St where No 96 is located.

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:

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