



Clitheroe Road, Mitton, Clitheroe, BB7 9PH

£1,750 Per Calendar Month







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3 Bedrooms



1 Bathroom

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- A superb attached three bedroom family home in a sought after rural location, just 3 miles from the centre of Clitheroe
 - Extremely spacious flexible accommodation finished to a high standard throughout
 - 3 bedrooms and a large attic room suitable for a variety of uses
 - Lawned garden and ample parking



This spacious family home can be accessed through the front door from the driveway, or through the side door from the side yard area.

Access through the side door is into a useful utility space with plumbing for a washing machine. From here is the downstairs W.C and wash hand basin.

A door leads into the large kitchen dining room. The kitchen comprises attractively painted wall and base units, a porcelain sink, 4 ring gas hob with extractor over, integrated dishwasher, integrated fridge and freezer and an eye level double oven.



From here is the front entrance hallway accessed also via the front door. Across the hallway and to the other side of the front door is the large and spacious living room with newly fitted carpet. This room benefits from lots of natural light from several windows, tasteful wall lights and has a feature woodburning stove set in an inglenook fireplace. Useful and attractive storage cupboards are a feature either side of the fire place.

From the front hallway, the wide staircase leads up to the first floor.



There are three double bedrooms off the central landing. The first is a spacious double with windows to two sides and a built in cupboard. The second double bedroom also has windows to two sides. The third is a smaller double room with a window to the side.

The family bathroom comprises of a bath with shower attachment, separate shower cubicle with mains shower featuring a rainfall head, pedestal wash hand basin, w.c. and heated towel rail.



From the landing is the door to the 2nd floor attic room. This room offers the potential for a range of uses and is a light bright space with plenty of under eaves storage.

Outside the property benefits from a large parking area, lawned garden to the front and views towards the fells.

General Remarks

Services: The property has the benefit of mains water. Heating and hot water is by way of LPG gas, mains electric is available and there is a shared septic tank.

NB The electricity and LPG gas usage is sub-metered and will be charged back to the tenants from the landlord.

Parking allocated and number of spaces : Ample private parking

Construction Type : Stone

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : The property is within the National Landscape of the Forest of Bowland.

Easement, and Wayleaves or Rights of Way : The driveway to the right of the property offers access to both cottages behind Gander Green Cottage. The landlord retains the right to access the large outbuilding to the left of Gander Green Cottage, and through the wooden gate by the outbuilding to access further buildings behind. This access cannot be blocked.

Footpaths / Bridleways : None known.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard and Superfast broadband available in the area

Mobile signal: Good outdoor mobile signal is available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : N/A

Local Authority: Ribble Valley Borough Council

Council Tax: Band C

Viewings: Viewings are strictly by appointment with the sole letting agents.
For the attention of Cathy Fish.

What3words Location : stencilamong.drawn

References: All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of financial, employment and current landlord references (where applicable). Copies of 3 months' bank statements and 3 months' pay slips will be required. If currently residing in rented accommodation a signed copy of your current Tenancy Agreement will also be required along with a current credit report certificate. If the information provided is satisfactory, an online application will need to be completed for each applicant. Acceptance of references and offer of the Tenancy is at our discretion.

Tenants Costs: Armitstead Barnett will require the equivalent of 1 week's rent per household, as a holding deposit (For example: for a property that is £500 per calendar month, the holding deposit will be £115.38). We will hold this for 15 days during which time all the necessary paperwork should be completed. If the Landlord decides not to offer you a tenancy for any reasons then your deposit will be refunded within 7 days. However if during that period you delay the process in responding to any reasonable request made, if we are provided with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake, under the Immigration Act 2014, then your holding deposit will not be returned and will be retained by Armitstead Barnett. Should you be offered, and you subsequently accept a tenancy with our Landlord, then your holding deposit will be credited to the first month's rent due under that tenancy.

Rent and deposit: One completion of the application and offer of an Assured Shorthold Tenancy Agreement by the agent or Landlord, full payment of 5 weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held within Armitstead Barnett LLP Clients Account. The deposit will be registered with My Deposits. The holding deposit of 1 weeks rent can be used as a contribution the first month's rent. The first month's rent will be required 5 working days prior to the start of the tenancy. In the event that consent is given for a pet to reside at the property an increased rent may be agreed between all parties. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date





Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

82 B

54 E



North Lancashire
Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria
Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

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