

126 WHALLEY ROAD
READ
BB12 7PN

£600 per month



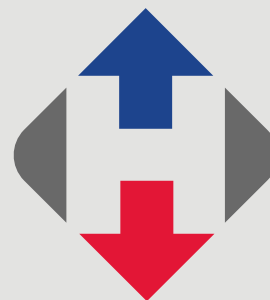
- Spacious mid-terrace house
- Lounge and dining room
- Contemporary fitted kitchen
- Convenient for village amenities
- 2 good bedrooms
- Modern bathroom with shower
- Well-presented throughout
- Unfurnished. Available early August.

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Immaculately presented substantial mid-terrace house in the popular Ribble Valley village of Read, convenient for local amenities and with excellent road links to nearby towns and the motorway network.

The property offers spacious accommodation with sitting room, lounge, modern fitted kitchen with appliances, two good-sized bedrooms and contemporary bathroom with shower.

Outside, the property enjoys a garden forecourt and attractive enclosed rear yard with two useful stores.



LOCATION: On entering Read from the Clitheroe/Whalley direction, the house can be found on the left hand side on the main road.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE VESTIBULE.

ENTRANCE HALLWAY.

SITTING ROOM: 3.3m x 3.8 m (10'8" x 12'4"); plus bay window.

LOUNGE: 4.2m x 3.8m (13'8" x 12'4"); understairs storage.

KITCHEN: with a range of modern fitted wall and base units with complementary working surfaces, integrated fridge, built-in electric oven, 4-ring ceramic hob with extractor over, plumbing for washing machine, door to rear.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 3.7m x 4.4m (12'2" x 14'5"); built-in cupboard.

BEDROOM TWO: 1.9m x 4.4m (6'2" x 14'5").

BATHROOM: Recently fitted 3-piece white suite comprising low suite w.c., vanity wash basin with cupboards under and panelled bath with thermostatically controlled shower over.





COUNCIL TAX: Band B.

EPC: The energy efficiency rating for this property is D.

DEPOSIT: £692.00

N.B: External window cleaning included in the rent.

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Early August, 2021.

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit MUST be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





126 Whalley Road, Read BB12 7PN

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LANDORDS!**

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