

18 JAMES STREET
GREAT HARWOOD
BB6 7JE

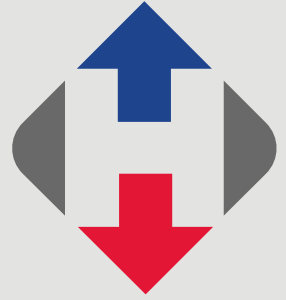
£465 per month



- Excellent well-presented terraced house
- Attractive quality kitchen, rear yard
- Gas central heating, double glazing
- Sought-after residential location
- Lounge, dining room
- Contemporary accommodation
- Modern 3-piece bathroom
- Unfurnished. Available immediately.

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An excellent opportunity to rent a superior mid-terraced house in a desirable area of Great Harwood, close to all local amenities. The property is presented to a high standard throughout and comprises lounge, dining room, quality fitted kitchen, two good bedrooms – each with built-in wardrobes, three piece modern bathroom and enclosed rear yard. A property sure to generate much interest!



LOCATION: : From Great Harwood centre, turn right along Queen Street, at the mini roundabouts turn left onto Blackburn Road, take the first right turning into Commercial Road and immediate left onto Holgate Street. James Street is the next turning on the right hand side.

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

ENTRANCE VESTIBULE:

ENTRANCE HALL:

LOUNGE: 3.2m x 3.4m (10'7" x 11'3").

DINING ROOM: 3.9m x 4.3m (12'11" x 14'3"); good sized understairs storage cupboard.

KITCHEN: 4.6m x 1.8m (14'11" x 6'0"); with good range of modern fitted wall and base units with complementary working surfaces, built-in electric oven, 4-ring gas hob with extractor over, plumbing for washing machine, door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.4m x 4.4m (11'3" x 14'7"); with built-in wardrobes.

BEDROOM TWO: 2.3m x 3.9m (7'8" x 12'11"); with built-in wardrobes.

BATHROOM: Housing 3-piece white suite comprising panelled bath, low-suite w.c. and pedestal washbasin, tiled floor.





OUTSIDE: Good-sized enclosed rear yard.

HEATING: Gas central heating.

DEPOSIT: £535.00

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

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

COUNCIL TAX: Band A.

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.





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