

FERN COTTAGE,
6 WILKINSON STREET,
HIGHAM
BB12 9HE



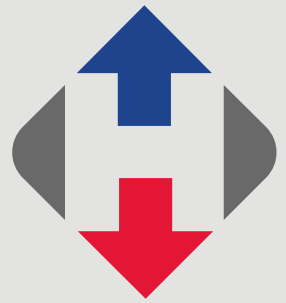
£550 per month



- Delightful mid-terrace cottage
- Fitted kitchen with stone floor
- Modern 3-piece white bathroom
- Sought-after village location
- Lounge with beamed ceiling & fireplace
- 2 bedrooms
- Brimming with character
- Unfurnished. Available late Sept, 2019.

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Pleasantly located in the picturesque village of Higham, this charming mid-terrace cottage offers deceptively spacious accommodation which is brimming with character. The accommodation boasts a good-sized lounge with beamed ceiling, polished wood floor and 'Living Flame' gas fire, a modern fitted kitchen with stone flagged floor, 2 bedrooms and 3-piece bathroom. Outside, there is an enclosed yard and attractive garden areas to the front.



Wilkinson Street is situated in a little backwater of Higham tucked away behind the post office. Higham offers great road access along the by-pass to the M65, Burnley, Nelson and the Ribble Valley.

LOCATION: Travelling through Read and Simonstone proceed straight through the village to the traffic lights at the cross-roads with the Padiham by-pass., At the lights turn left and continue for 1½ miles. Turn left signposted Higham and proceed up the hill into the village. Turn right opposite the Four Alls public house and then left and first right into Wilkinson Street.

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

ENTRANCE PORCH.

LOUNGE: 4.4m x 4.3m (14'7" x 14'3"); with 'Living Flame' gas fire set in attractive surround, polished wood floor, beamed ceiling, understairs storage.

DINING KITCHEN: 4.4m x 2.8m (14'7" x 9'4"); with a range of modern fitted wall and base units with complementary working surfaces, built-in electric oven, four-ring ceramic hob with extractor over, plumbing for washing machine, door to rear, open stone staircase to first floor.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 4.5m x 4.4m (14'10" x 14'7").

BEDROOM TWO: 2.8m x 1.9m (9'4" x 6'4").

BATHROOM: Housing three-piece modern white suite comprising panelled bath with shower tap fitment over, low-suite w.c. and pedestal washbasin, wooden floor.

OUTSIDE: Enclosed rear yard, pleasant garden areas to front.





DEPOSIT: £634.00

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

AVAILABLE: Late September, 2019.

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

COUNCIL TAX: Band B.

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.





CONFIDENCE GUARANTEE

FREE Property Appraisal
Full Reference Checks
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40+ Year's Experience
End Of Tenancy Management



Fern Cottage, 6 Wilkinson Street, Higham, BB12 9HE

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