

96 WHALLEY ROAD
LANGHO
BB6 8DD

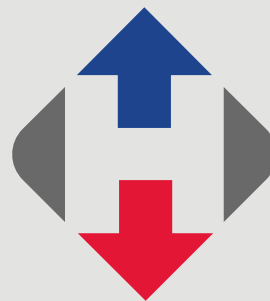
£600 per month



- Well-presented terraced house
- Lounge with modern fire
- 3-pce white bathroom with shower
- Sought-after, convenient location
- Two bedrooms
- Fitted dining kitchen
- Enclosed rear yard
- Unfurnished. Available immediately.

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A bright and airy terraced house situated in this convenient location close to local amenities, Langho Train Station and only a short distance from the A59 .



This attractive house offers well-planned accommodation with lounge and dining kitchen on the ground floor and two bedrooms and three-piece bathroom with shower on the first floor.

Outside, there is an enclosed rear yard. Viewing is recommended.

LOCATION Entering Langho from the Clitheroe/Whalley direction, the house can be found on the left hand side.

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

ENTRANCE VESTIBULE.

LOUNGE: 4.1m x 3.4m (13'7" x 11'3"); with modern wall-mounted log effect fire.

DINING KITCHEN: 3.9m x 2.7m (12'11" x 9'0"); with range of contemporary fitted wall and base units with complementary laminate working surfaces, built-in electric oven, four-ring gas hob, plumbing for washing machine, tiled floor, door to rear yard.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 3.5m x 3m (11'7" x 9'11").

BEDROOM TWO: 2.6m x 2.3m (8'8" x 7'7").

BATHROOM: Housing three-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with direct feed shower over.

OUTSIDE: Enclosed rear yard.





DEPOSIT: £692.00

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

AVAILABLE: Immediately.

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.





CONFIDENCE GUARANTEE

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



96 Whalley Road, Langho, BB6 8EN

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LANDORDS!**

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