

3 BECK SIDE
BARLEY
BB12 9JZ

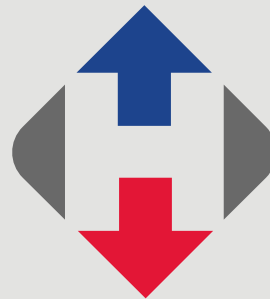
£560 per month



- Charming stonebuilt cottage
- Lounge, attractive fitted kitchen
- Quality fittings & furnishings
- Furnished or unfurnished as required
- 2 good-sized bedrooms
- Bathroom with shower
- Delightful village location
- Minimum 12 month tenancy

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Located in the heart of Barley, in the beautiful Pendle countryside famous for the Pendle Witches, this delightful stonebuilt cottage combines the traditional with the contemporary.



The property offers quality fixtures and furnishings with lounge, attractive fitted dining kitchen with appliances, two good-sized bedrooms, modern bathroom with shower and small garden area. Must be viewed to be appreciated.

LOCATION: On entering Barley from the Clitheroe/Downham direction, proceed down the hill into the centre of the village and Beck Side can be found on the left hand side between the restaurant and the tea rooms.

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

LOUNGE: 4.8m x 3.6m (15'10" x 11'11"); with laminate wood floor, exposed beams and coal effect electric fire.

KITCHEN: 2.1m x 4.9m (7' x 16'2"); with range of attractive fitted wall and base units, built-in electric oven, four-ring electric hob with stainless steel cooker hood over, exposed beamed ceilings, understairs storage cupboard.

FIRST FLOOR:

BEDROOM ONE: 2.5m x 4.3m (8'4" x 14'3"); good range of built-in wardrobes.

BEDROOM TWO: 3.4m x 2m (11'3" x 6'8").

BATHROOM: housing 3-piece modern suite comprising low suite w.c., pedestal wash handbasin and panelled bath with shower over, built-in airing cupboard.

OUTSIDE: Small cobbled area and shed to the front of the cottage.





RESTRICTIONS: No Pets and no Smokers.

DEPOSIT: £646.00

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

AVAILABLE: Immediately.

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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