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10 GRANVILLE STREET BRIERCLIFFE

£475 per month

- * Attractively presented mid terrace house
- * Lounge with electric stove
- * Modern fitted dining kitchen
- * Enclosed rear yard
- * 2 good sized bedrooms, GCH
- * Spacious modern bathroom
- * Convenient location, PVC DG
- * Unfurnished. Avail. mid Nov 17



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This well presented 2 bedroom mid terraced house which has recently been redecorated is now available for rent. Situated in a popular residential area, the accommodation is arranged over 2 floors and briefly comprises to the ground floor; entrance hallway, lounge with electric feature stove, spacious dining kitchen with a modern range of beech effect units and a built-in oven. To the first floor are 2 bedrooms, a larger than average 3-piece white bathroom with shower over the bath and a spacious landing which incorporates a study/dressing area. Externally, there is an enclosed yard to the rear of the property and gated rear access. The property is further enhanced by the modern day comforts of gas fired central heating and double glazing in PVC frames. Early viewing is recommended.

LOCATION: Travelling from Nelson along Halifax Road which then turns into Nelson Road, turn right at the Sun Inn Public House into Burnley Road. Continue down the hill for approximately half a mile, then turn left into Granville Street and the property is located on the left and is identified by out 'To Let' board.

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

ENTRANCE HALLWAY: Through wooden external front door, staircase leading off to first floor.

LOUNGE: 3.6m x 3.4m maximum into alcove (11'10" x 11'0" maximum into alcove); with feature electric stove, television point, built-in cupboard housing meters.

DINING KITCHEN: 4.9m x 4.6m maximum narrowing to 3.7m (15'11" x 14'11" maximum narrowing to 12'1"); with an attractive range of modern beech wood effect fitted wall and base units with complementary laminate working surfaces, tiled splashback, single drainer sink unit with chrome mixer tap, integrated electric oven with 4-ring gas hob and extractor filter canopy over, space and plumbing for washing machine, space for fridge, wall mounted gas central heating boiler, external door to rear yard.





FIRST FLOOR:

LANDING: Spacious landing with window to rear elevation, folding dressing table, loft access point.

BEDROOM ONE (front): 4.5m maximum into alcove x 2.5m (14'10" maximum into alcove x 8'3"); television point.

BEDROOM TWO (rear): 3.2m x 2.9m (10'6" x 9'5").

BATHROOM: With a spacious 3-pce white suite comprising low suite w.c with push button flush, pedestal hand wash basin with chrome taps, panelled bath with chrome taps and electric shower over, part-tiled walls, extractor fan.

OUTSIDE: To the rear of the property is an enclosed yard with gated rear access.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames to most windows.

SERVICES: Mains water, gas, electricity and drainage are connected.

ENERGY RATING: D

DEPOSIT: £600.00.

RESTRICTIONS: No DSS. No Smokers. No Pets.

AVAILABLE: Mid November 2017

VIEWING: By appointment with our office.





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Please Note

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque or cash. 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

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

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