

2 NIGHTINGALE CLOSE
WHALLEY
BB7 9XB

£500 per month

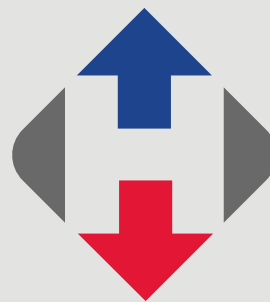


- Modern, ground floor apartment
- Lounge, fitted kitchen
- Private parking space
- Pleasant cul-de-sac location
- Two bedrooms
- Bathroom with shower
- Communal garden areas
- Unfurnished. Available immediately.

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A modern ground floor apartment, situated in a quiet cul-de-sac on the popular Calderstones Park development, offering well-apportioned accommodation ideal for a single person or couple.

The property comprises lounge, fitted kitchen, two bedrooms and a three-piece bathroom with shower. Outside, there are communal garden areas and a private parking space.



LOCATION: On entering Calderstones Park continue to the T-junction (signposted Pendle Drive) and turn left. Follow the road round and turn left at the next T-junction, then left again into Nightingale Close.

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

ENTRANCE PORCH:

LOUNGE: 3.7m x 3.6m (12'3" x 11'11").

KITCHEN: 3.7m x 2.2m (12'3" x 7'4"); with a range of modern fitted wall and base units with complementary laminate working surfaces, plumbing for washing machine,.

INNER HALL:

BEDROOM ONE: 3.5m x 2.9m (11'7" x 9'8"); built-in cupboard.

BEDROOM TWO: 2.5m x 2.1m (8'4" x 7'0").

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

OUTSIDE: Use of communal garden areas, private parking space.





DEPOSIT: £576.00.

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

COUNCIL TAX: Band B.

EPC RATING: The energy efficiency rating for this property is C.

AVAILABLE: Immediately.

SPECIAL NOTES:

The property is subject to the Section 106 Agreement which means that prospective tenants must fulfil at least one of the following criteria:

Be aged 55 or over and currently resident within the Ribble Valley

Be employed within a 5 mile radius of Whalley but living more than 5 miles from their place of employment

Have lived in Whalley for any 5 of the last 10 years, having left to find suitable accommodation elsewhere and also with close family living in the town

Shortly to be employed within a 5 mile radius of Whalley.

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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