

16 DELPH ROAD
GREAT HARWOOD
BB6 7HH

£395 per month

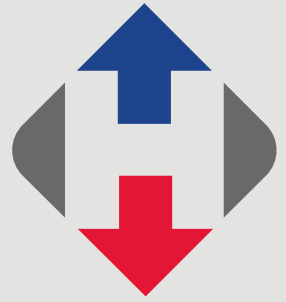


- Attractive mid terrace house
- Fitted kitchen
- Bathroom with shower
- Excellent town centre location
- Lounge with feature fireplace
- Two bedrooms
- Small enclosed yard area
- Unfurnished. Available immediately.

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Situated in a favoured area close to Great Harwood town centre and the local amenities this stonebuilt cottage has been presented to good standards.

The property briefly comprises a lounge with a large decorative feature fireplace, bright kitchen, two bedrooms, 3-piece white bathroom suite with shower and enclosed yard area to the rear.



LOCATION: Enter Great Harwood from the Whalley and Clitheroe direction on the A680. Continue down the hill and turn right at the traffic lights into Hyndburn Road. Follow the road up the hill and into the town to the top of Queen Street. At the mini roundabouts continue straight across into Delph Road, and number 16 can be found on the right hand side.

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

ENTRANCE VESTIBULE:

LOUNGE: 3.9m x 3.9m (12'8" x 12'8"); with laminate wood floor, feature fireplace.

KITCHEN: 3.1m x 2.2m (10' x 7'4"); with a range of bright fitted wall and base units with complementary working surfaces, tiled splashbacks, double electric oven with 4-ring hob, door to rear, open staircase to first floor.

FIRST FLOOR:

BEDROOM ONE: 3.0m x 3.9m (9'11" x 12'11").

BEDROOM TWO: 1.5m x 2.5m (5' x 8'4"); with built-in storage cupboard.

BATHROOM: Housing 3-pce white suite comprising panelled bath with electric shower over, low-suite w.c. and pedestal washbasin.





OUTSIDE: Small enclosed rear yard area.

HEATING: Gas central heating.

DEPOSIT: £455.00.

AVAILABLE: Immediately.

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 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 or cash.





CONFIDENCE GUARANTEE

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16 Delph Road, Gt Harwood, BB6 7HH

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