

20 WATER STREET
GREAT HARWOOD
BB6 7QR

£550 per month

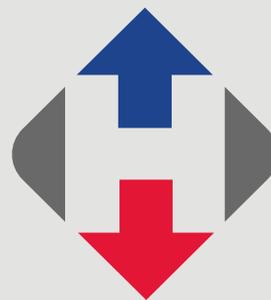


- Desirable stonebuilt terrace house
- Modern kitchen, two receptions
- Enclosed rear yard
- Sought-after residential location
- Two good bedrooms
- Contemporary bathroom
- Gas CH & double glazing
- Unfurnished. Available immediately.

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This desirable stonebuilt terrace house is situated in a popular location close to Great Harwood town centre and the local amenities.

The property offers tastefully decorated accommodation comprising two sizeable reception rooms, modern fitted kitchen, two bedrooms and a contemporary three-piece bathroom suite. With the added benefits of an enclosed rear yard, gas central heating and double glazing, internal viewing is highly recommended.



LOCATION: From Great Harwood town centre, continue down Queen Street. Take the first left turning into Water Street and the property can be found on the right hand side.

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

ENTRANCE HALL: Staircase to first floor.

SITTING ROOM: 3.5m x 3.1m (11'4" x 10'2").

LIVING ROOM: 4.2m x 4.0m (13'9" x 13'2"); with wall-mounted modern electric fire, understairs storage cupboard.

KITCHEN: 4.1m x 2.1m (13'5" x 6'10"); with a range of modern fitted wall and base units with complementary working surfaces, integrated electric oven, 4-ring halogen hob with extractor over, plumbing for washing machine, external door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.2m x 3.4m (13'9" x 11'1"); built-in wardrobe.

BEDROOM TWO: 4.0m x 2.2m (13'2" x 7'2"); built-in cupboard.

BATHROOM: With contemporary 3-piece suite comprising panelled bath with electric shower over, low suite w.c. and pedestal washbasin.

OUTSIDE: Enclosed rear yard with two stores.





DEPOSIT: £634.00

RESTRICTIONS: No Pets and no Smokers.

COUNCIL TAX: Band A.

EPC RATING: D.

AVAILABLE: Immediately.

Please Note

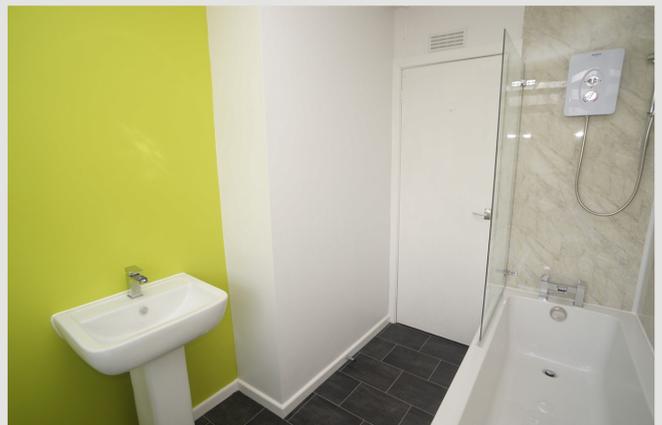
A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

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.





CONFIDENCE GUARANTEE

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



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LANDORDS!

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