

11 ABBOTS CROFT
WHALLEY
BB7 9RR

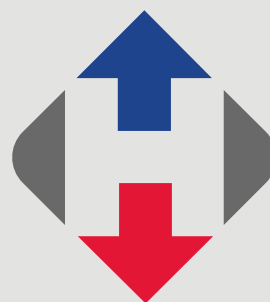
£775 per month



- Semi-detached true bungalow
- Lounge, bright fitted kitchen
- Dining room overlooking garden
- Highly desirable location
- Two bedrooms
- 3-piece shower room
- Delightful gardens, garage, driveway
- Unfurnished. Min 12 months tenancy

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A rare opportunity to rent a semi-detached true bungalow in a highly sought-after location, close to Whalley village centre and its abundance of amenities.



The property offers well-maintained accommodation and briefly comprises entrance hall, lounge, fitted kitchen, dining room, two bedrooms and a 3-piece shower room. Outside, there are front and rear gardens, which are maintained by a gardener, a driveway and single garage.

LOCATION: On entering Whalley from the Clitheroe direction along Clitheroe Road, at the mini roundabout turn right into Station Road and second left into Abbey Road. Turn right into Abbeyfields, then left into Abbots Croft and the house is on the left hand side.

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

ENTRANCE HALL: Built-in cupboard housing central heating boiler.

LOUNGE: 5.4m x 3.5m (17'9" x 11'5"); decorative fireplace.

INNER HALL: Loft access.

SITTING ROOM: 3.4m x 2.8m (11'3" x 9'4"); with laminate wood floor.

KITCHEN: 3.0m x 2.6m (9'10" x 8'7"); with a range of bright fitted wall and base units with complementary laminate working surfaces, double electric oven with four-ring ceramic hob and extractor over, plumbing for washing machine, door to rear.

DINING ROOM: 3.0m x 3.0m (9'9" x 9'10"); French doors overlooking rear garden.

BEDROOM ONE: 3.9m x 2.5m (12'11" x 8'3"); excellent range of fitted wardrobes.

BEDROOM TWO: 2.6m x 2.6m (8'6" x 8'6").

SHOWER ROOM: Housing three-piece white suite comprising low suite w.c., pedestal washbasin and walk-in shower enclosure housing direct feed shower.

OUTSIDE: Delightful rear garden with paved patio, good-sized lawn, mature shrubs and small store. Driveway, single garage and front garden.





EXTRAS: A gardener is included in the rent.

DEPOSIT: £894.00

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

AVAILABLE: Immediately.

COUNCIL TAX: Band D

EPC: The energy performance rating is D.

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
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End Of Tenancy Management



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