

COTTAGE 2
HAPTON
BB11 5QJ

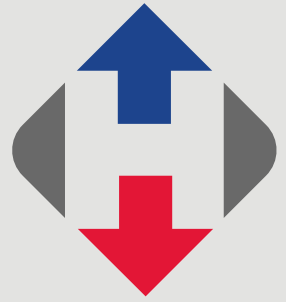
£700 per month



- Delightful barn conversion
- Lounge, modern kitchen, dining area
- Generous 4-piece bathroom
- Parking, patio area
- 2 double bedrooms
- Open plan accommodation
- Open outlooks, rural setting
- Unfurnished

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This beautiful renovated semi-detached barn conversion offers a rural setting situated off a private farm road just off Accrington Road. This impressive property enjoys outlooks over adjoining fields and provides private parking and external patio terrace. Internally the accommodation is modern and spacious, on the ground floor there is a fantastic open plan layout, with a stunning fitted kitchen with an array of integrated appliances, generous dining room open to a lounge with a large cast iron multi-fuel stove and entrance conservatory. On the first floor are two excellent double bedrooms and a modern four piece bathroom. It benefits from PVC double glazing, under floor heating on the ground floor and gas central heating on the first floor. Early internal viewing is essential.



LOCATION: Travelling along Accrington Road A679 from Burnley direction, take a left turning just after the Agra Indian Restaurant (signposted Agra entrance car park), follow the road around to the right and down the hill along the farm road, at the bottom of the track road turn left into Old Barn Farm, Cottage 2 is situated on the far end right side.

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

ENTRANCE: With PVC glazed front door leading to:

CONSERVATORY: With slate flooring, PVC door leading to lounge.

LOUNGE: 4.6m x 4.5m (15'0" x 14'8"); with impressive stone fireplace and hearth housing large cast iron multi-fuel stove, wall lights, under floor heating, stone shelving in alcove, wall lights, television point, telephone point, open to:

LIVING DINING ROOM: 4.6m x 4.5m (14'11" x 14'9"); with tiled flooring and under floor heating, television point, open to kitchen:

KITCHEN: 4.9m x 2.8m (16'2" x 9'3"); excellent modern sizeable fitted kitchen with an attractive range of cream fitted wall and base units, complementary laminate working surfaces, tiled splashback, stainless steel 1½ bowl sink drainer unit with mixer tap, integrated fridge freezer, built-in stainless steel electric oven and grill, integrated microwave oven, dishwasher and washing machine, 4-ring electric hob with stainless steel extractor filter canopy over, exposed stone window sills, ceramic tiled flooring with under floor heating, recessed spotlighting, Velux window, cupboard housing combination gas central heating boiler, PVC glazed door to outside patio, pleasant rural outlooks over adjoining fields.





FIRST FLOOR:

BEDROOM ONE: 4.5m x 3.6m (14'10" x 11'8"); with television point, telephone point, rural views over adjoining fields.

BEDROOM TWO: 4.6m x 2.5m (15'0" x 8'3"); with lovely rural views, television point.

BATHROOM: Spacious contemporary 4-pce white suite comprising bath with tiled surround and chrome mixer tap, separate corner shower enclosure with thermostatically controlled shower, low suite W.C. with push button flush, pedestal wash basin with chrome mixer tap, wall mounted mirror, ceramic tiled flooring, chrome ladder radiator, extractor fan, fully tiled walls and recessed spotlighting.

OUTSIDE: To the rear and side is a large hard-standing area offering private parking and patio terrace with outlooks adjoining neighbouring fields.

HEATING: Electric underfloor heating on the ground floor and Calor gas central heating on the first floor complemented by sealed unit double glazing in PVC frames.

ENERGY PERFORMANCE: The energy rating for this property is C.

DEPOSIT: £900.00

RESTRICTIONS: No smokers. No pets. No DSS

AVAILABLE: Immediately. Unfurnished.

VIEWING: By appointment with our office.

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 inc. VAT.

Payment of the first month's rent and deposit MUST be made by banker's draft, Building Society counter cheque, debit card 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. We cannot accept payment by credit card.





CONFIDENCE GUARANTEE

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Cottage 2, Hapton, BB11 5QJ. RB/12.3.18

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