

21 LYNDALE AVENUE
WILPSHIRE
BB1 9LP

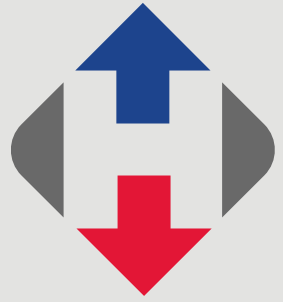
£775 per month



- Attractive semi-detached bungalow
- Open plan lounge/diner, fitted kitchen
- Front & rear gardens, garage
- Quiet Ribble Valley cul-de-sac location
- Three bedrooms
- Three piece shower room
- Driveway providing parking
- Unfurnished. Min. 12-month tenancy.

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A deceptively spacious, semi-detached bungalow located in a quiet cul-de-sac in this popular Ribble Valley location and enjoying lovely views.



The well presented internal accommodation briefly comprises open-plan lounge/diner, fitted kitchen, modern three piece shower room and three bedrooms.

Externally the property enjoys garden areas to the front and rear, garage and driveway providing private parking.

LOCATION: Entering Wilpshire from the Langho/Whalley direction, take the third turning on the right into Sunnyside Avenue. Proceed to the bottom of the hill and turn left into Lyndale Avenue.

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

ENTRANCE HALL:

OPEN PLAN LOUNGE/DINER: 7.0m x 3.1m (22'11" x 10'2"); coal-effect gas fire.

INNER HALL: Attic access point.

KITCHEN: 3.5m x 2.5m (11'6" x 8'2"); with a range of fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring gas hob with extractor canopy over, plumbing for washing machine, plumbing for slim-line dishwasher.

SHOWER ROOM: With 3-pce suite comprising pedestal washbasin, low suite w.c. and large walk-in shower enclosure housing direct feed shower.

BEDROOM ONE: 3.7m x 2.8m (12'1" x 9'2").

BEDROOM TWO: 2.8m x 2.7m (9'2" x 8'10"); with a range of built-in wardrobes and drawers.

BEDROOM THREE: 3.0m x 1.8m (9'11" x 5'10").

OUTSIDE: Garden areas to front and rear, driveway providing off-road parking, garage.





RESTRICTIONS: No Pets and no Smokers.

DEPOSIT: £894.00.

COUNCIL TAX: Band D.

EPC: The energy efficiency rating for this property is D.

AVAILABLE: Mid June.

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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