

2 THE BARN  
HAPTON  
BB11 5QJ

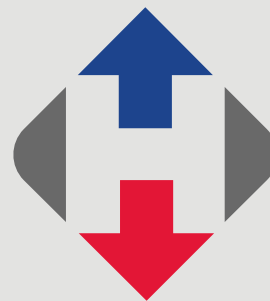
£725 per month



- Delightful barn conversion
- Spacious lounge & conservatory
- Attractive dining kitchen
- Open outlooks – rural setting
- 2 double bedrooms, 1 en-suite
- Modern 3-piece bathroom
- Parking, good sized patio
- Unfurnished. Available Late July, 2020.

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**This beautiful 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, it has a stunning fitted dining kitchen with integrated appliances, large lounge and conservatory, the ground floor also incorporates the master bedroom and 3-piece house bathroom. On the first floor is the second bedroom with a modern en-suite shower room.**

**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, no. 2 The Barn is situated at the far left side.

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

#### **ENTRANCE PORCH.**

**CONSERVATORY:** 5.2m x 2.1m (17'0" x 6'10"); with slate flooring and under floor heating, PVC glazed side door, exposed stone feature wall and PVC door leading to:

**LOUNGE:** 5.3m x 3.6m (17'6" x 11'11"); with chrome wall mounted log effect electric fire.

**DINING KITCHEN:** 4.5m x 3.4m (14'8" x 11'3"); contemporary fitted kitchen with an attractive range of cream fitted wall and base units, complementary laminate working surfaces, 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, door to outside patio, pleasant rural outlooks over adjoining fields.

**BEDROOM ONE:** 3.7m x 3.5m (12'0" x 11'7"); with ceramic tiled flooring and under floor heating.

**BATHROOM:** 2.5m x 1.7m (8'4" x 5'6"); with a contemporary 3-piece white suite comprising bath with thermostatically controlled shower, low suite W.C. and pedestal wash basin.

#### **FIRST FLOOR:**

**BEDROOM TWO:** 5.6m x 2.4m (18'3" max x 7'11" some limited headroom); with built-in eaves storage cupboard, Velux window.

**EN-SUITE:** Housing superb contemporary 3-piece suite comprising bath with thermostatically controlled shower over, low suite W.C. and pedestal wash basin with Velux window.





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

**DEPOSIT:** £836.00.

**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.

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

**COUNCIL TAX:** Band C.

#### **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



2 The Barn, Hapton, BB11 5QJ

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