

24 HALSTEAD LANE  
BARROWFORD  
BB9 6HH

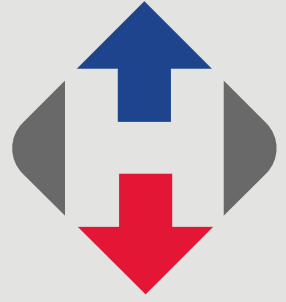
£575 pcm



- Attractive garden fronted terrace
- Modern dining kitchen
- Generous lounge
- Desirable village location
- 2 bedrooms
- Modern bathroom
- Stove paved rear patio
- Unfurnished. Available early October.

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An attractive stonebuilt garden fronted terrace house situated on Halstead Lane, a sought-after location on the outskirts of the village of Barrowford. The property benefits from a generous lounge, modern fitted kitchen, two bedrooms and a modern white bathroom suite with shower. Externally there is a private rear yard.



**LOCATION:** From the centre of Barrowford proceed along Gisburn Road, in the direction of Higherford. At the mini roundabout turn left into Halstead Lane. The property is situated up the hill on the right hand side

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

**ENTRANCE:** With PVC door.

**LOUNGE:** 4.6m x 3.5m (14'10" x 13'8"); with feature fireplace.

**DINING KITCHEN:** 4.5m x 3.7 (14'10" x 8'9"); attractive range of oak finish wall and base units with laminate working surfaces, integrated electric oven with 4-ring gas hob, plumbing for washing machine, cupboard housing wall-mounted combination gas central heating boiler.

**FIRST FLOOR:**

**LANDING:** With loft access.

**BEDROOM ONE:** 4.5m x 4.2m (14'10" x 13'11").

**BEDROOM TWO:** 2.7m x 1.9m (8'10" x 6'2").

**BATHROOM:** 3-piece suite comprising low suite w.c., pedestal washbasin, panelled bath with shower over, vinyl flooring.

**OUTSIDE:** Stone flagged front garden forecourt with boundary wall and gate, pleasant outlooks. To the rear is a private stone paved yard with boundary wall and rear gate access.







**HEATING:** Gas central heating.

**DEPOSIT:** £663.00

**AVAILABLE:** Early October, 2019.

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

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

#### Please Note

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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