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honeywell

2-4 Parson Lane, Clitheroe, Lancashire BB7 2JN

chartered surveyors • estate agents

20 MELLOR LANE MELLOR

£930 per month

- * Superb stylish character cottage
- * Three receptions, attractive kitchen
- * Excellent spacious accommodation
- * Picturesque convenient village location
- * 4 bedrooms – one en-suite
- * House bathroom with shower
- * Good-sized garden areas
- * Unfurnished.



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This superb cottage combines traditional character accommodation with the delights village life has to offer. Situated in the heart of the picturesque village of Mellor with its village amenities and with good road access, being only 10 minutes' drive from the M6 motorway, the house offers excellent stylish accommodation yet still retains many original character features. The property comprises three reception rooms providing ample living space, a quality attractive fitted kitchen with utility room off, four decent-sized bedrooms with en-suite bathroom to the master, house bathroom with shower, paved patio to the front and gardens to the side and rear. A property sure to generate much interest, so early viewing is recommended in order to avoid disappointment.

Location: On entering Osbaldeston from the Clitheroe direction, turn left at the Saab garage into Abbot Brow. At the top of Abbot Brow, turn right into Mellor Lane and the house can be found at the bottom on the right hand side.

Entrance Vestibule: Stone flagged floor.

Lounge: 4.7m x 4.4m (15'4" x 14'4"); with gas wood burner stove set in attractive stone inset and surround, beamed ceiling,

Sitting Room: 4.3m x 3.8m (14'3" x 12'4"); with real wood burner stove set in red brick surround, exposed beams.

Dining Room: 2.9m x 3.1m (9'8" x 10'1").

Kitchen: 4.7m x 2.9m (15'5" x 9'8"); with range of attractive fitted wall and base units with complementary working surfaces, large cooking range comprising two electric ovens and eight-ring gas hob, Belfast sink, integrated fridge, ceiling spotlights and tiled floor.

Utility Room: Tiled floor, plumbing for washing machine.

First Floor

Landing:

Bedroom One: 3.8m x 2.4m (12'7" x 7'10") plus alcove.

En-suite: Housing 3-piece suite comprising low suite w.c., pedestal wash handbasin and panelled bath shower over.

Bedroom Two: 3.1m x 4.7m (10'1" x 15'3").

Bedroom Three: 3.4m x 2.1m (11'2" x 7').

Bedroom Four: 2.4m x 4.3m (7'9" x 14'3"); large wardrobe.

Bathroom: Housing 3-piece suite comprising low suite w.c., pedestal wash handbasin and panelled bath shower over.

Outside: Paved patio to front of house, raised side garden mainly laid to lawn and rear patio with steps leading to lawned area.

Deposit: £1,500.00.
Restrictions: No Pets. No DSS. No Smokers.
EPC: Rate E.
Available: Immediately.

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 £30.00, 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 £125.00 + 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.



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