

FRUIT VALE COTTAGE
GRINDLETON ROAD
WEST BRADFORD
BB7 4TB



£700 per month

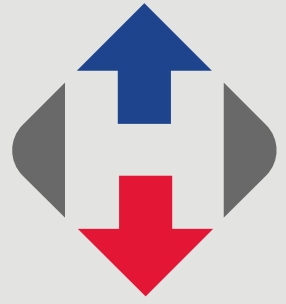


- Beautiful stonebuilt cottage
- Quality fitted kitchen, utility room
- Contemporary 3-piece bathroom
- Highly desirable village location
- Two bedrooms
- Lounge with wood-burner
- Delightful garden area
- Unfurnished. Available Early March, 2020.

A rare opportunity to rent a delightful stone-built cottage situated in the heart of the picturesque village of West Bradford, conveniently located for Clitheroe yet right on the doorstep of some of the most unspoilt countryside the Ribble Valley has to offer.

Brimming with character, the property offers well-planned accommodation comprising lounge, quality fitted dining kitchen, utility room, two generous bedrooms and a contemporary bathroom.

Outside, the cottage has an attractive garden area with paved patio and raised lawn.



LOCATION: Entering West Bradford from the Clitheroe direction, turn right into Chapel Lane and proceed to the T-junction. Turn left into Grindleton Road and the house is immediately on the left hand side.

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

ENTRANCE PORCH: Stone flagged floor.

ENTRANCE HALL: Staircase to first floor.

LOUNGE: 5.1m x 3.0m (16'9" x 9'11"); stone fireplace housing cast iron wood-burning stove.

DINING KITCHEN: 3.3m x 3.3m (10'10" x 10'10"); range of modern fitted wall and base units with granite working surfaces, integrated electric oven and microwave, integrated fridge freezer, integrated dishwasher, tiled floor.

UTILITY ROOM: Plumbing for washing machine, built-in cupboards.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 5.0m x 3.4m (16'5" x 11'2").

BEDROOM TWO: 3.5m x 2.3m (11'6" x 7'7").

BATHROOM: Housing luxury 3-piece suite comprising vanity washbasin, low suite w.c. and bath with direct feed shower over.





OUTSIDE: Paved patio and lawned area.

HEATING: Gas central heating.

DEPOSIT: £807.00.

COUNCIL TAX: Band D.

AVAILABLE: Early March, 2020.

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

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.





Fruit Vale Cottage, Grindleton Road, West Bradford, BB7 4TB

CALLING ALL
LANDORDS!

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