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honeywell

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

chartered surveyors • estate agents

24 WATER STREET GREAT HARWOOD

£465 per month

- * Desirable spacious mid terrace house
- * Lounge, dining room, modern kitchen
- * Gas central heating, double glazing
- * Sought-after residential location
- * Three bedrooms
- * 3-piece bathroom
- * Attractive enclosed rear yard
- * Unfurnished.



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This bright traditional stonebuilt terrace is situated in a much sought after residential location close to the town centre within easy reach of shops and other amenities. The accommodation has a light, airy feel and briefly comprises lounge, dining room, attractive fitted kitchen, three bedrooms and white bathroom suite with shower. The property also features rear yard with patio and gas central heating.

Location: Entering Great Harwood from the Whalley direction, turn right at Nightingale's Garage into Park Lane. Continue straight on at the mini-roundabout and take the fifth left turning into Water Street.

Entrance Vestibule: laminate wood floor.

Entrance Hallway: laminate wood floor, staircase to first floor.

Dining Room: 4.1m x 4.3m (13'5" x 14'2"); laminate wood floor, understairs storage. Archway to:

Lounge: 3.2m x 3.5m (10'6" x 11'6"); laminate wood floor.

Kitchen: 3.8m x 2.0m (12'6" x 6'8"); with range of beech effect fitted wall and base units with complementary working surfaces, built-in electric oven, four-ring gas hob with extractor over. Door to rear yard.

First Floor

Bedroom One: 3.5m x 3.3m (11'4" x 10'11"); laminate wood floor.

Bedroom Two: 2.2m x 2.9m (7'4" x 9'8").

Bedroom Three: 1.9m x 2.7m (6'4" x 9'0").

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

Outside: Enclosed rear yard with paved patio.

Deposit: £650.00.

EPC: Rating D.

Restrictions: No Pets. No DSS. No Smokers.

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 £40.00, 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 £175.00 inc. 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.



Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Chartered Surveyors and Estate Agents has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for rent with the property.



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with a FREE appraisal and advice on renting,
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