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

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2 STONEHILL FOLD GRINDLETON

£700 per month

- * Exceptional stonebuilt house
- * Open-plan lounge/dining room
- * Good-sized garden, private parking
- * Delightful semi-rural location
- * 3 good-sized bedrooms
- * Fitted kitchen, cloakroom
- * 3-pce bathroom with shower
- * Unfurnished



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An extremely rare opportunity to rent a stonebuilt house close to beautiful, open countryside, in the sought-after village of Grindleton, which is being offered for long-term rental. The property boasts good-sized, well-planned accommodation and briefly comprises cloakroom, lounge/dining room, spacious kitchen, three generous bedrooms and a white bathroom suite with shower. Externally, the house enjoys a large rear garden, mainly laid to lawn and two private parking spaces.

Location: Entering Grindleton from the Chatburn direction, turn left after the Duke of York into Main Street and carry straight on up the hill. Stonehill Fold is situated in the left hand side, across from the bus turnaround.

Entrance Porch: With stone flagged floor.

Entrance Hall: Staircase to first floor, understairs storage cupboard.

Cloakroom: Housing two-piece white suite comprising low suite w.c. and pedestal wash basin.

Kitchen: 3.6m x 3.2m (11'11" x 10'7"); with range of wood fitted wall and base units with complementary laminate working surfaces, stainless steel sink drainer unit, electric and gas cooker points.

Lounge/Dining Room: 5.5m x 4.1m (18'2" x 13'7"); television point, feature stone fireplace, door to rear garden.

First Floor

Landing: Spindled balustrade.

Bedroom One: 3.7m x 3.6m (12'3" x 11'11").

Bedroom Two: 3.2m x 2.5m (10'7" x 8'4").

Bedroom Three: 2.8m x 2.3m (9'4" x 7'8").

Bathroom: Housing white three-piece suite comprising panelled bath with electric shower over, low suite w.c. and pedestal wash basin, tiled flooring.

Outside: Good-sized lawned area to rear with paved patio. Two private parking spaces to the front.

Deposit: £900.00.

Council Tax: Band D.

EPC Rating: C.

Restrictions: No DSS. Pets considered.

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 tenancy agreement, which is an important legal document, 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.



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