

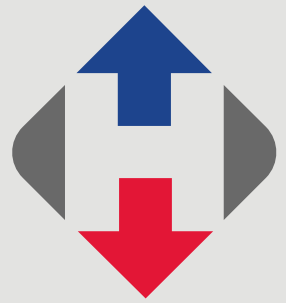
312 GISBURN ROAD
BLACKO
BB9 6LS
£685 per month



- 2 excellent double bedrooms
- Deceptively spacious accommodation
- Generous lounge with multi-fuel stove
- Sought after village location
- Beautifully presented stonebuilt cottage
- Luxurious 4-pce modern bathroom
- Modern dining kitchen, rear patio
- Unfurnished. Min 12-month tenancy.

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Situated in the sought-after village of Blacko and within comfortable walking distance of local village amenities, this attractive stonebuilt cottage offers deceptively spacious accommodation which enjoys excellent views over neighbouring countryside. The delightful property is arranged over two floors and offers on the ground floor a good-sized lounge with multi fuel stove and stone fireplace, a generous modern fitted dining kitchen with built-in oven and hob and storage. To the first floor are two sizeable double bedrooms and a luxurious four-piece modern bathroom with separate shower.



Externally, the cottage has an open patio area which adjoins fields to the rear. The property is further enhanced by the modern-day comforts of gas fired central heating and PVC double glazing. Early viewing is highly recommended.

LOCATION: From the centre of Barrowford continue along Gisburn Road towards Higherford. On entering Blacko the property can be found on the right hand side.

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

ENTRANCE VESTIBULE: With solid wood front door, wood glazed internal door.

LOUNGE: 4.6m x 4.5m (14'11" x 14'9"); with feature limestone fireplace housing multi-fuel cast iron stove, television point, wall light points, lovely views over neighbouring countryside.

DINING KITCHEN: 4.5m x 3.6m (14'8 x 11'8"); spacious room with an excellent range of cream modern wall and base units with complementary laminate working surfaces, integrated electric oven with 4-ring gas hob and extractor filter canopy over, plumbing for washing machine, dishwasher, understairs storage cupboard, door and staircase leading to first floor, attractive outlooks over adjoining fields, PVC external glazed door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: (front): 4.6m x 4.6m (15'0" x 14'11"); with built-in wardrobes and cupboards over, television point, beautiful elevated views across neighbouring countryside, feature wooden ceiling beam.

BEDROOM TWO: (rear): 4.5m x 2.7m (14'9" x 8'9" max); with views over adjoining fields, feature ceiling beam.

BATHROOM: Luxurious 4-pce white suite comprising bath with tiled surround and mixer tap, handheld shower tap fitment, vanity wash basin with mixer tap and built-in cupboard under, low suite w.c. with push button flush, corner shower enclosure with thermostatically controlled shower, part tiled walls, tiled flooring, recessed spotlights.





OUTSIDE: Open rear patio area with lovely aspects over adjoining fields, excellent elevated views to the front.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

DEPOSIT: £790.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Mid-March 2022.

EPC: The energy efficiency rating for this property is E.

COUNCIL TAX: Band C.

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.

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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