

3 HAZELDENE
WEST BRADFORD
BB7 4TD

£695per month



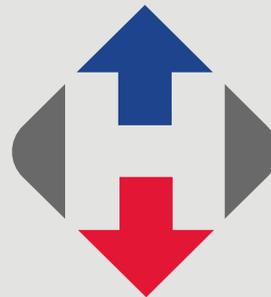
- Superb spacious terrace house
- 2 receptions with feature fireplaces
- 3-piece white bathroom suite
- Sought-after village location
- Three bedrooms
- Attractive fitted kitchen
- Rear yard leading to lawned area
- Unfurnished. Min. 12 month tenancy

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A sizeable property, located in the quiet village of West Bradford, offering well-planned accommodation, ideal for a family.

The house comprises two reception rooms, both with solid fuel fires, modern fitted kitchen, three bedrooms and a three-piece white bathroom suite.

Outside, there is a forecourt garden, enclosed rear yard with store and further lawned garden adjoining open fields.



LOCATION: Proceed out of Clitheroe along Pimlico Road and turn left at the end onto the Pimlico link road. Follow the road over the bridge into West Bradford until reaching the next T-junction. Turn right into Grindleton Road and Hazeldene is located on the left hand side after the church.

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

ENTRANCE VESTIBULE: Original tiled floor.

LOUNGE: 4.7m x 4.0m (15'5" x 13'1"); with feature fireplace housing open fire.

DINING ROOM: 4.5m x 3.0m (14'9" x 9'11"); with feature fireplace housing cast iron wood burning stove, tiled floor, understairs storage cupboard.

KITCHEN: 3.3m x 1.8m (10'11" x 5'11"); range of fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring ceramic hob with extractor over, plumbing for washing machine, door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.0m x 2.1m (13'1" x 6'11"); with built-in storage wardrobes.

BEDROOM TWO: 3.1m x 2.5m (10'2" x 8'2").

BEDROOM THREE: 3.0m x 2.4m (10'5" x 7'10").

BATHROOM: Housing three-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with shower tap fitment.





HEATING: Gas central heating.

DEPOSIT: £801.00.

EPC RATING: D.

COUNCIL TAX: Band C.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets and no Smokers.

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.





3 Hazeldene, West Bradford, BB7 4TD

CALLING ALL
LANDORDS!

LET us LET your property to the right tenant

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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