

GUNNERSIDE
WHALLEY ROAD
BILLINGTON
BB7 9LG



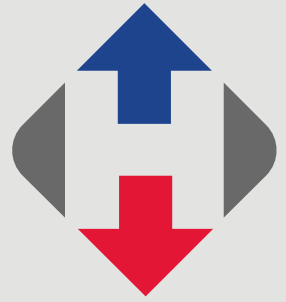
£700 per month



- Superb detached true bungalow
- Modern kitchen with appliances
- Delightful garden areas
- Sought-after convenient location
- Lounge & living/dining room
- Two double bedrooms
- Private parking & garage
- Unfurnished; available early December.

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Situated in an elevated location in the Ribble Valley village of Billington, this detached true bungalow offers superbly presented accommodation. The property also enjoys distant views to the front of both Kemple and Pendle Hill. The popular village of Whalley is only a short walk away and offers many local amenities.



Internal accommodation comprises a lounge with large bay window, living/dining room with patio doors to the rear garden, excellent fitted kitchen, two double bedrooms and a quality three-piece bathroom with shower.

Outside, the property boasts delightful gardens, driveway and garage.

LOCATION: Entering Billington from the Whalley direction, continue along the main road and Gunnerside can be found on the on the left hand side, across from St Augustine's High School.

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

ENTRANCE PORCH:

ENTRANCE HALL:

LOUNGE: 3.7m x 3.6m (12'2" x 11'11") + bay window; enjoying a pleasant open aspect to the front with 'Living Flame' gas fire in Portuguese limestone surround.

DINING/LIVING ROOM: 3.7m x 3.6m (12'3" x 11'11"); with 'Living Flame' hole in the wall feature gas fire, PVC patio door to the rear garden. Double door to:

KITCHEN: 4.1m x 2.7m (13'5" x 8'10"); range of fitted wall and base units and display cabinets with complementary working surfaces, built-in stainless steel combination range cooker with extractor hood over, built-in fridge and freezer, built-in dishwasher, 1½ bowl stainless steel sink unit. Tiled floor and modern vertical radiator. UTILITY & STORAGE CUPBOARD with plumbing for washing machine, ventilated for tumble drier, tiled floor.

REAR PORCH: Door to rear.

BEDROOM ONE: 3.8m x 3.5m (12'4" x 11'7").

BEDROOM TWO: 3.4m x 2.8m (11'2" x 9'1").

BATHROOM: Housing modern 2 piece white suite comprising low suite w.c., pedestal washbasin and





OUTSIDE: The property is situated on a good-sized plot, elevated and set back from the roadside. To the front is a driveway providing parking for 2 cars, leading to a single car garage 6.2m x 3.1m (20'2" x 10'). The front garden is laid to lawn with a raised patio area enjoying views of Pendle Hill and Kemple. A pathway leads round the side to an enclosed, private rear patio garden.

HEATING: Gas central heating.

DEPOSIT: £807.00.

COUNCIL TAX: Band D.

AVAILABLE: Early December, 2019.

RESTRICTIONS: Pets considered. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

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.





**CONFIDENCE
GUARANTEE**

FREE Property Appraisal
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Total Transparency
40+ Year's Experience
End Of Tenancy Management

The logo is a circular seal with a red border. Inside the border, the words "HONEYWELL LETTINGS" are written in white at the top and "CONFIDENCE GUARANTEE" at the bottom. In the center of the seal is a white house icon with a blue roof and a white chimney.

Gunnerside, Whalley Road, Billington, BB7 9LG

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