

1 WALTON STREET  
BARROWFORD  
BB9 6JG

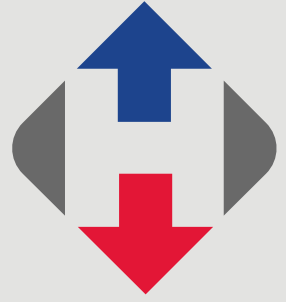
£575 per month



- Attractive end terrace house
- Excellent accommodation
- Modern kitchen, 2 receptions
- Private rear yard, Gas CH, PVC DG
- 2 spacious bedrooms
- Modern 4-pce bathroom
- Desirable village location
- Unfurnished. Available mid November.

[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)

An attractive stonebuilt end terrace house situated on Walton Street, a much sought after location on the outskirts of the village. The accommodation is superbly presented throughout and enjoys two reception rooms and a modern fitted kitchen with integrated oven and hob. The first floor provides two spacious bedrooms and a modern four piece white bathroom suite with separate shower enclosure. Externally there is a private enclosed rear yard and the property is complemented by gas central heating and PVC double glazing.



**LOCATION:** From Barrowford centre proceed along Gisburn Road in the direction of Higherford and turn left before the George and Dragon Public house, into Ford Street. Walton Street is the second turning on the left hand side.

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

**ENTRANCE:** With composite double glazed front door.

**DINING ROOM:** 4.2m x 3.4m (13'9" x 11'0"); with feature fireplace surround housing coal-effect Living Flame gas fire, cupboard housing meter boxes, understairs storage cupboard, leading through to:-

**LOUNGE:** 4.2m x 3.8m (13'8"x 12'4"); with wall-mounted coal effect Living Flame gas fire, staircase leading to first floor.

**KITCHEN:** 4.2m x 2.0m (13'10" x 6'8"); modern fitted kitchen with a range of white wall and base units with laminate working surfaces, tiled splashback, one and a half bowl sink drainer unit with mixer tap, integrated electric double oven and grill with 4-ring induction hob and extractor filter canopy over, plumbing for washing machine, PVC glazed door leading to outside.

### **FIRST FLOOR**

**LANDING:** With loft access.

**BEDROOM ONE (front):** 4.2m x 3.4m (13'8" x 11'0").

**BEDROOM TWO (rear):** 3.8m x 2.4m (12'6" x 7'9").

**BATHROOM:** Modern 4-pce white suite comprising panelled bath, low suite w.c., pedestal wash basin, separate corner shower enclosure with glazed doors, large chrome rain shower and additional handheld shower.







**OUTSIDE:** Private enclosed concrete rear yard.

**HEATING:** Gas fired hot water central heating system.

**DEPOSIT:** £663.00

**AVAILABLE:** Mid November, 2019. Unfurnished.

**VIEWING:** By appointment with our office.

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

**ENERGY PERFORMANCE:** The property rating is D.

#### **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**  
**No Set Up Fees**  
**Total Transparency**  
**40+ Years' Experience**  
**End Of Tenancy Management**



1 Walton Street, Barrowford SF/SS/22012018

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