

THE SYCAMORE
CROWTREES
ROUGHLEE
BB9 6NU

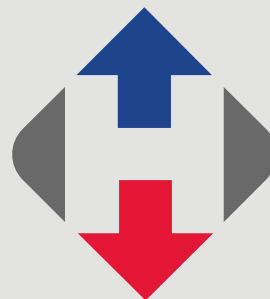


£575 per month



- Semi-detached character property
- Central village location
- Through lounge & dining room
- Excellent attic storage
- Double bedroom, modern bathroom
- Fitted kitchen & utility room
- Lawned garden, good off-road parking
- Unfurnished. Available immediately.

This stone built semi-detached character property is situated in the centre of the lovely quaint village of Roughlee, where there is a primary school and public house and only a 10 minute drive from Barrowford and the M65 Motorway.



The property offers well-presented accommodation with a large double bedroom, modern bathroom, through lounge and dining room with French doors to the front garden, a breakfast kitchen and utility. There is also an enormous amount of attic storage space.

There is private parking to the front of the property and a lovely lawned garden area.

LOCATION: On entering Roughlee from the Barrowford direction proceed down the hill into the village, turn left onto Blacko Bar Road, turn right into Crowtrees just after the row of cottages on the right hand side. The property is positioned on the left hand side.

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

ENTRANCE: With wood front door.

DINING ROOM: 3.7m x 3.6m (12'0" x 11'1"); with French doors leading to front garden, pleasant outlook, open to lounge:

LOUNGE: 3.8m x 3.6m (12'4" x 11'11"); with electric wall storage heater, feature fireplace with stone hearth.

INNER HALLWAY: With built-in storage cupboard.

BREAKFAST KITCHEN: 4.0m x 2.8m (13'0" x 9'3"); with a range of wall and base units with complementary laminate working surfaces, integrated dishwasher and fridge, built-in double electric oven and grill, 4-ring ceramic hob and extractor canopy over, excellent front aspects over garden and external wood door.

BEDROOM: 3.9m x 3.9m (12'9" x 12'8"); with built-in cupboard leading to further large storage room.

BATHROOM: With 3-piece white modern suite comprising panelled bath with shower over, low suite w.c. and pedestal wash basin.

UTILITY ROOM: With plumbing for washing machine, space for dryer, door and staircase leading to an excellent fully boarded attic storage space, separate door leading to rear porch and further storage room.





STORAGE SPACE: 3.2m x .2.0m (10'7" x 6'6"); with electric wall storage heater.

OUTSIDE: Private parking to the front of the property with an excellent front lawned garden area.

DEPOSIT: £663.00.

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

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

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

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End Of Tenancy Management



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Sycamore Cottage, Roughlee, BB9 6NU

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