

58 GRIMSHAW STREET
GREAT HARWOOD
BB6 7AP

£400 per month

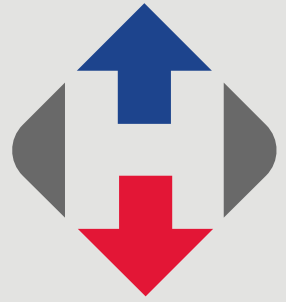


- Stone-built end terrace house
- Lounge, dining room, Gas CH DG
- Well presented accommodation
- Established residential location
- Two good-sized bedrooms
- Spacious 4-pce bathroom
- Modern dining kitchen
- Unfurnished. Available immediately.

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A lovely end terrace house which is situated in a favoured residential location within easy walking distance of the town centre and local amenities.

The property offers modern, contemporary accommodation and boasts a good-sized lounge, dining room, fitted breakfast kitchen, two double bedrooms and four-piece bathroom.



Outside there is an enclosed rear yard.

LOCATION: From Great Harwood town centre, proceed along Queen Street, take the second right turning into Clayton Street and immediate left into Ward Street, Grimshaw Street is the next turning on the right hand side.

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

ENTRANCE VESTIBULE:

LOUNGE: 4.7m x 4.6m (15'5" x 15'1"); with laminate wood flooring, staircase to first floor.

DINING ROOM 3.4m x 3.2m (15'3" x 12'7"); with laminate wood flooring, understairs storage.

BREAKFAST KITCHEN: 5.4m x 2.8m (17'9" x 9'3" narrowing to 6'10"); with a range of contemporary fitted wall and base units in a walnut finish with complementary laminate working surfaces, integrated electric oven with 4-ring gas hob and extractor filter canopy over, plumbing for washing machine, door to rear.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 4.6m x 3.6m (15'1" x 11'10").

BEDROOM TWO: 3.3m x 2.8m (10'9" x 9'2").

BATHROOM: Spacious 4-pce white suite comprising shower enclosure with direct feed power shower, bath, low suite w.c. and pedestal wash basin.





OUTSIDE: Enclosed concrete rear yard with rear gate access.

DEPOSIT: £461.00.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band A.

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.





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