

11 BRIDGE END
BILLINGTON
BB7 9NU

£850 per month
(incl. gardening costs)



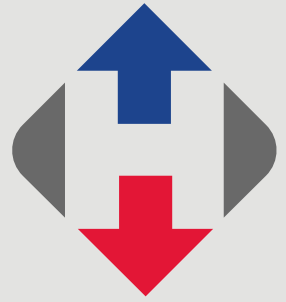
- Delightful stone-built house
- Idyllic setting adjoining river
- Open-plan lounge - kitchen
- Highly desirable location
- Three good bedrooms
- 3-pce bathroom with shower
- Garden area, private parking space
- Unfurnished. Available Mid-October.

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A rare opportunity to rent a beautiful stone-built house situated in a prestigious location with stunning views towards the River Calder.

The accommodation, which is arranged over three floors, is brimming with charm and character and briefly comprises large lounge open to quality fitted kitchen, three good bedrooms and a luxury bathroom suite.

Outside, the house has a small, private decked area with steps leading to a lovely garden with far-reaching views of the river.



LOCATION: Entering Billington from the Whalley direction, the house can be found on the right hand side, just after the bridge.

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

ENTRANCE VESTIBULE.

OPEN PLAN LOUNGE/KITCHEN: 9.0m x 4.7m (29'5" x 15'4"); cast iron, gas-fired, coal effect stove, range of quality fitted wall and base units with granite working surfaces, Range Master dual fuel cooker with 5-ring gas hob, integrated dishwasher, integrated washing machine, integrated microwave and integrated fridge freezer, under stairs storage.

FIRST FLOOR:

LANDING: Staircase to bedroom three.

BEDROOM ONE: 4.1m x 3.3m (13'4" x 10'8"); with a range of built-in wardrobes.

BEDROOM TWO: 3.8m x 2.1m (12'4" x 6'9"); with a good range of built-in cupboards.

BATHROOM: Luxury 3-pce suite comprising panelled bath with thermostatically controlled shower over, wash basin and low suite w.c.

SECOND FLOOR:

BEDROOM THREE: 4.2m x 4.5m (13'8" x : 14'8"); with an excellent range of built-in cupboards and shelves.





OUTSIDE: Small, private decked area with timber steps leading to garden area overlooking the river. Parking area under front window.

HEATING: Gas central heating.

DEPOSIT: £980.76

AVAILABLE: Mid October, 2019.

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

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

COUNCIL TAX: Band 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.





**CONFIDENCE
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