

34 COMMERCIAL ROAD  
GREAT HARWOOD  
BB6 7HX

£460 per month

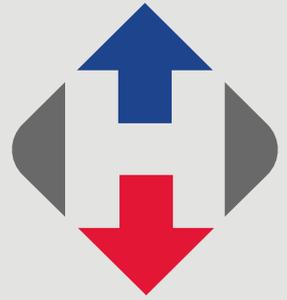


- Attractively presented terrace house
- 2 receptions, modern fitted kitchen
- Well-apportioned accommodation
- Conveniently situated for amenities
- Two bedrooms
- Bathroom with shower
- Enclosed rear yard
- Unfurnished. Available Immediately.

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**A well-presented mid terrace house situated close to the centre of Great Harwood, ideally placed for all the local shops and services.**

**The property offers excellent well proportioned accommodation comprising a lounge with fireplace, dining room, fitted kitchen, two good-sized bedrooms, three-piece white bathroom suite with electric shower and enclosed rear yard.**



**LOCATION:** Approaching the mini roundabouts from the Church Street direction, carry straight on into Blackburn Road and take the first right turning into Commercial Road.

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

**ENTRANCE VESTIBULE:**

**LOUNGE:** 3.7m x 4.1m (12'1" x 13'5"); with modern 'Living Flame' gas fire.

**DINING ROOM:** 4.1m x 3.1m (13'4" x 10'3"); laminate wood floor, understairs storage.

**KITCHEN:** 2.8m x 1.6m (9'3" x 5'3"); with fitted wall and base units with complementary working surfaces, built-in electric oven, four-ring gas hob with extractor over, plumbing for washing machine.

**FIRST FLOOR:**

**BEDROOM ONE:** 4.1m x 4.2m (13'4" x 13'8").

**BEDROOM TWO:** 2.2m x 3.2m (7'4" x 10'4"); built-in storage cupboard.

**BATHROOM:** Housing 3-piece white suite comprising low suite w.c., pedestal wash handbasin and panelled bath with electric shower.

**OUTSIDE:** Enclosed rear yard.





**DEPOSIT:** £530.00.

**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.

**EPC:** The energy efficiency rating for this property is to be confirmed.

**COUNCIL TAX:** Band A.

#### **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  
Full Reference Checks  
Total Transparency  
40+ Year's Experience  
End Of Tenancy Management



34 Commercial Road, Gt Harwood, BB6 7HX

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LANDORDS!

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