

22 ANN STREET
BARROWFORD
BB9 8QH

£550 per month



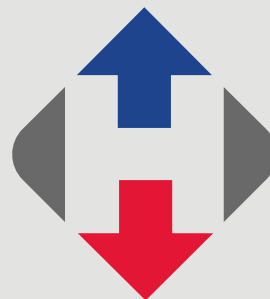
- Stone-built mid-terrace house
- Lounge with stove
- Enclosed rear yard, garden forecourt
- Sought-after residential location
- Spacious dining kitchen
- Two double bedrooms
- Three-piece bathroom with shower
- Unfurnished. Available immediately.

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A deceptively spacious mid-terraced house, situated in a sought-after location opposite Barrowford library, tucked away off the main road. The property offers excellent convenience for the local amenities and motorway network.

The accommodation briefly comprises lounge with stove, dining kitchen with range cooker, two double bedrooms and a three-piece bathroom with shower.

Outside there is a garden forecourt and enclosed rear yard with store.



LOCATION: Heading towards Nelson and Colne college on the main road in Barrowford, turn right into Higher Causeway, then immediately left into Ann Street.

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

LOUNGE: 4.1m x 4.8m (13'5" x 15'8"); with feature fireplace housing cast iron stove, wooden floor, open staircase to first floor.

DINING KITCHEN: 3.6m x 4.1m (11'9" x 13'5"); range of fitted wall and base units, electric range cooker, plumbing for washing machine, vented for tumble dryer, understairs storage, door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.1m x 3.6m (13'5" x 11'9").

BEDROOM TWO: 3.1m narrowing to 2.0m x 3.8m (10'2" narrowing to 6'6" x 12'5"); with built-in wardrobe.

BATHROOM: With three-piece suite comprising pedestal washbasin, low suite w.c. and panelled bath with shower tap fitment.

OUTSIDE: Enclosed rear yard with store, garden forecourt.





DEPOSIT: £634.00

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

AVAILABLE: Immediately.

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

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



22 Ann Street, Barrowford, BB9 8QH

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LANDORDS!**

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