

25a MILL LANE
GREAT HARWOOD
BB6 7UQ

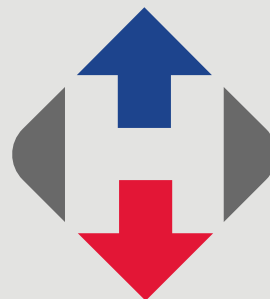
£1,000 per month
(Including gardening costs)



- Excellent modern detached bungalow
- 3 bedrooms all with fitted furniture
- Delightful garden areas, garage
- Exclusive private location
- Superb dining kitchen, lounge
- Luxury 3-piece bathroom
- Close to motorway network
- Unfurnished. Available immediately.

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A quality detached home situated on a private road on the fringe of Great Harwood, close to the motorway network and local amenities. The property offers light, airy accommodation which has been finished to the highest standards with quality fixtures and fittings throughout. The bungalow briefly comprises large, spacious entrance hall, lounge, fantastic dining kitchen with built-in appliances, rear hall, cloakroom, 3 good-sized bedrooms - all with fitted furniture and a lovely 3-piece bathroom.



Additionally, there is an excellent garage and delightful garden areas.

LOCATION: From the Clitheroe/Whalley direction continue past Nightingales Garage and the turn off for Great Harwood, and take the first left turning into Mill Lane. Continue to the bottom of the road and then turn right by the entrance to the caravan site into Rear Mill Lane and the bungalow is straight ahead.

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

ENTRANCE HALL: Large spacious area with feature tiled floor, built-storage cupboard.

LOUNGE: 5m x 5.3m (16'6" x 17'6"); with cast iron wood burning stove.

DINING KITCHEN: 4.6m x 5.4m (15'2" x 17'8"); with an extensive range of quality fitted wall and base units with complementary working surfaces, integrated fridge, integrated dishwasher, built-in double electric oven, 4-ring hob with filter hood over, tiled floor, ceiling spotlights.

BEDROOM ONE: 5m x 3.5m (16'6" x 17'6"); with an excellent range of built-in wardrobes, bedside cabinets and dressing table.

BEDROOM TWO: 3.5m x 4m (11'6" x 13'); with an excellent range of built-in furniture.

BEDROOM THREE: 4.2m x 3.5m (13'9" x 11'5"); with an excellent range of built-in furniture.

BATHROOM: Housing luxury three-piece suite comprising spa bath with shower over, twin vanity washbasins with cupboards under, low suite w.c., tiled floor, heated towel rail, fully tiled walls, ceiling spotlights.

REAR HALL: Ideal space for study/office, good storage area, tiled floor, personal door to garage.

CLOAKROOM: Housing 2-piece suite comprising low suite w.c. and vanity washbasin with cupboards under, ceiling spotlights.

OUTSIDE: Delightful garden areas, which will be maintained by the Landlord, and a driveway providing ample parking. There is also a garage with electric up and over door, mezzanine storage, plumbing for washing machine and vented for tumble drier.





DEPOSIT: £1,153.00

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 tbc.

COUNCIL TAX: Band F.

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.





25a Mill Lane, great Harwood BB6 7UQ

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LANDORDS!**

LET us LET your property to the right tenant

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