

9 THE DALES
LANGHO
BB6 8BW

£1,350 per month



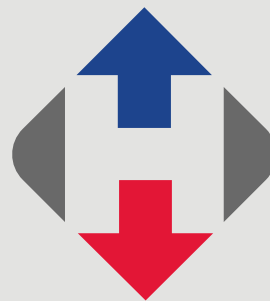
- Modern detached house
- Lounge, large dining kitchen
- 2-piece cloakroom, house bathroom
- Gardens, driveway garage
- Four bedrooms – 1 en-suite
- Excellent conservatory
- Highly desirable cul-de-sac location
- Unfurnished. Available late April.

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A lovely detached house situated on a quiet, sought-after cul-de-sac offering excellent convenience for the A59, local towns and motorway network.

The ground floor accommodation comprises two-piece cloakroom, lounge, spacious contemporary dining kitchen and a conservatory overlooking the rear garden. On the first floor, there are four bedrooms with en-suite shower room to the master and a three-piece house bathroom.

Outside, the property enjoys a private rear garden, garage and driveway.



LOCATION: Proceeding along the A59 from the Langho/Whalley direction, turn left onto The Rydings. Turn right onto The Dales and the house can be found on the left hand side.

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

ENTRANCE HALL: Staircase to first floor and understairs storage cupboard.

CLOAKROOM: With 2-piece suite comprising low suite w.c and pedestal washbasin.

LOUNGE: 5.3m x 3.6m (17'3" x 11'11"); with coal effect gas fire set in attractive inset and surround.

DINING KITCHEN: 6.1m x 3.3m (19'11" x 10'11"); range of modern fitted wall and base units with complementary laminate working surfaces, integrated dishwasher, integrated double electric oven, 5-ring gas hob and extractor over.

CONSERVATORY: 5.7m x 3.3m (18'10" x 10'11"); with French doors to rear garden and tiled floor with underfloor heating.

FIRST FLOOR:

LANDING: With built-in cupboard.

BEDROOM ONE: 3.2m x 3.0m (10'7" x 9'11"); with good range of built-in wardrobes.

EN-SUITE: With 3-piece suite comprising low suite w.c, pedestal wash basin and walk-in shower enclosure.

BEDROOM TWO: 3.4m x 2.8m (11'3" x 9'4").

BEDROOM THREE: 3.6m x 2.1m (11'11" x 7').

BEDROOM FOUR: 2.7 m x 2.1m (9' x 7').

BATHROOM: With 3-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with shower tap fitment.





OUTSIDE: Lovely rear garden area with established borders, lawn and paved patio, detached garage, driveway and front lawn.

DEPOSIT: £1557.00

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

AVAILABLE: Late April.

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

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.





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LANDORDS!

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