

LEA VIEW
BARLEY
BB12 9LB

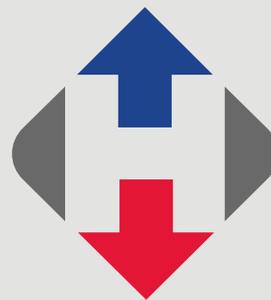
£650 per month



- Lovely stone-built cottage
- Fitted kitchen with appliances
- Lounge with multi-fuel stove
- Enclosed paved garden area
- Double bedroom with feature fireplace
- Single bedroom with access to attic room
- Contemporary bathroom with shower
- Unfurnished. Available immediately.

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Enjoying a highly desirable location in the beautiful village of Barley, this gorgeous stone-built cottage is brimming with charm and character.



The property has been completely refurbished and offers fitted kitchen, lounge with multi-fuel stove, a modern 3-piece bathroom, a double bedroom and single bedroom with staircase access to a useful attic room.

Outside, there is low-maintenance paved garden area and wood store.

LOCATION: Entering Barley from the Downham direction, the cottage can be found on the left hand side, just before the Barley Mow.

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

KITCHEN: 3.7m x 3.0m (12' x 9'11"); with range of fitted wall and base units with solid wood working surfaces, integrated electric oven, 4-ring ceramic hob with extractor over, integrated dishwasher, washing machine, Belfast sink and stone flagged floor.

LOUNGE: 4.3m x 4.1m (14'3" x 13'6"); cast iron multi-fuel stove set in attractive surround, built-in cupboard and shelves and PVC French doors to garden area.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 4.4m x 3.8m (14'4" x 12'7"); with feature decorative fireplace and built-in cupboards.

BATHROOM: Housing 3-piece suite comprising pedestal washbasin, low suite w.c. and panelled bath with thermostatic shower over.

BEDROOM TWO: 2.4m x 2.0m (7'9" x 6'8"); with open staircase to:

ATTIC ROOM: 4.2m x 2.2m (13'11 x 7'4"); with limited standing room and Velux roof window.

OUTSIDE: Enclosed, low-maintenance paved garden area with gated access; wood store to the side.





DEPOSIT: £750.00.

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

AVAILABLE: Immediately.

HEATING: Solid fuel central heating.

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

COUNCIL TAX: Band B.

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.





Lea View, Barley, BB12 9LB

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LANDORDS!**

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