

SPRINGFIELD  
WHALLEY ROAD  
PENDLETON  
BB7 1PP



£875 per month



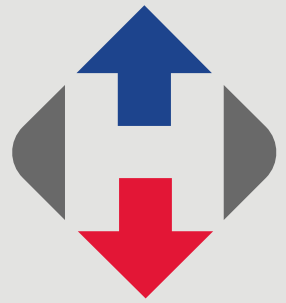
- Spacious semi-detached house
- Newly fitted contemporary bathroom
- Lounge, dining room, kitchen
- Driveway providing parking, garage
- Stunning views towards Pendle
- Three bedrooms
- Garden areas to front & rear
- Unfurnished. Available late February.

[honeywell-lettings.co.uk](https://honeywell-lettings.co.uk)

**A superb brick-built mature semi-detached house situated on Whalley Road with fantastic views toward Pendle Hill at the front and open aspects to the rear.**

**This spacious house offers great accommodation comprising lounge enjoying splendid outlooks, dining room, fitted kitchen, three bedrooms and newly fitted contemporary bathroom with shower.**

**Externally, there is a generous driveway, garden areas to the front and rear and the added benefit of a garage.**



**LOCATION:** Leaving Clitheroe along Whalley Road proceed out of the town up the hill towards Barrow. After ¼ mile Springfield is situated within the row of semi-detached houses on the right hand side.

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

**ENTRANCE PORCH.**

**ENTRANCE HALL:** Staircase to first floor, understairs storage.

**LOUNGE:** 4.2m x 3.5m (13'9" x 11'6"); with modern electric fire, bay window with stunning views towards Pendle.

**DINING ROOM:** 3.8m x 3.5m (12'5" x 11'6");

**KITCHEN:** 3.5m x 1.9m (12'5" x 6'3"); range of fitted wall and base units with complementary working surfaces, electric oven and hob with extractor over, plumbing for washing machine, door to rear.

**FIRST FLOOR:**

**LANDING.**

**BEDROOM ONE:** 4.3m x 3.1m (14'1" x 10'2"); range of built-in wardrobes and overhead cupboards, bay window, excellent views.

**BEDROOM TWO:** 3.7m x 3.5m (12'2" x 3'5"); with superb open views.

**BEDROOM THREE:** 2.2m x 2.0m (7'3" x 6'7").

**BATHROOM:** Newly installed contemporary three-piece suite comprising pedestal washbasin, low suite w.c. and panelled bath with thermostatic shower over, built-in cupboard housing central heating boiler.





**OUTSIDE:** Garden areas to the front and rear, driveway and garage.

**DEPOSIT:** £1,009.00

**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 February.

**EPC:** The energy efficiency rating for this property is C.

**COUNCIL TAX:** Band D.

### 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.





Springfield, Whalley Road, Pendleton, BB7 1PP

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