

21 JAMES STREET
GREAT HARWOOD
BB6 7JE

£515 per month

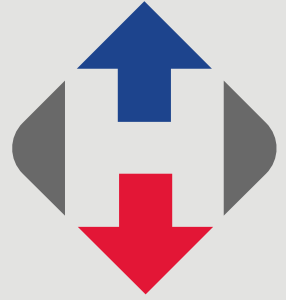


- Deceptively spacious terrace house
- Large fitted kitchen
- Enclosed rear yard
- Sought-after residential location
- Sitting room with fire, living room
- Three bedrooms
- Three-piece white bathroom
- Unfurnished. Available immediately.

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An excellent opportunity to rent a spacious mid-terraced house in a desirable area of Great Harwood, close to all the local amenities.

The property has recently been re-decorated and re-carpeted throughout and briefly comprises sitting room, living room, fitted kitchen, three bedrooms and a three-piece bathroom.



Outside, there is a garden forecourt and enclosed rear yard.

LOCATION: From Great Harwood centre, turn right along Queen Street, at the mini roundabouts turn left onto Blackburn Road, take the first right turning into Commercial Road and immediate left onto Holgate Street. James Street is the next turning on the right hand side.

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

ENTRANCE VESTIBULE:

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ENTRANCE HALL:

SITTING ROOM: 3.5m x 3.4m (11'7" x 11'3"); wall-mounted electric fire.

LIVING ROOM: 5m x 4.6m (16'6" x 15'2"); staircase to first floor; under-stairs storage area.

KITCHEN: 3.8m x 3.4m (12'7" x 11'3"); with range of fitted wall and base units with complementary laminate working surfaces and breakfast bar, built-in electric oven, 4-ring ceramic hob with extractor over, plumbing for washing machine, door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.6m x 3.5m (15'2" x 11'5").

BEDROOM TWO: 2.7m x 2.1m (9'0" x 7'0").

BEDROOM THREE: 2.3m x 2.4m (7'8" x 8'0").

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





OUTSIDE: Enclosed rear yard, garden forecourt.

HEATING: Gas central heating.

DEPOSIT: £594.00.

AVAILABLE: Immediately.

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

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.





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