

4 OLD BACK LANE
WISWELL
BB7 9BS

£625 per month

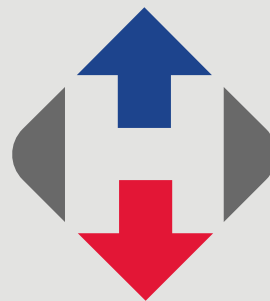


- Mid-terraced cottage
- Good-sized dining kitchen
- Bathroom with shower
- Prestigious village location
- Lounge with feature fireplace
- Two bedrooms
- Enclosed paved rear garden
- Unfurnished. Available immediately.

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A mid-terraced cottage offering well-planned accommodation comprising lounge with open fire, dining kitchen, two bedrooms and a contemporary three-piece white bathroom with shower. Outside, there is a good-sized paved rear garden and garden forecourt.

The cottage is situated in the highly sought-after village of Wiswell which has been awarded Hamlet Class Winner 2019 in the Lancashire Best Kept Village Competition, on the doorstep of beautiful open countryside and within easy reach of Whalley, Clitheroe and the A59.



LOCATION: On entering Wiswell from the Clitheroe/Whalley direction, bear left at the fork in the road into Old Back Lane. The house is located on the right hand side.

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

ENTRANCE VESTIBULE:

LOUNGE: 4.1m x 3.3m (13'7" x 10'11"); with wooden floor, open fire.

DINING KITCHEN: 4.2m x 3.3m (13'11" x 10'11"); with range of fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring ceramic hob with extractor over, plumbing for washing machine, open staircase to first floor.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.7m x 3.3m (12'3" x 10'11").

BEDROOM TWO: 2.4m x 2.3m (8'0" x 7'8"); built-in desk and overhead cupboard, built-in cupboard housing central heating boiler.

BATHROOM: Housing 3-piece white suite comprising low suite w.c., pedestal wash hand-basin and panelled bath with direct feed shower.

OUTSIDE: Pleasant enclosed paved garden to the rear, small garden forecourt.





DEPOSIT: £721.00

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 D.

COUNCIL TAX: Band C.

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.





4 Old Back lane, Wiswell BB7 9BS

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LANDORDS!**

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We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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