

114 PARK ROAD
GREAT HARWOOD
BB6 7RW

£450 per month



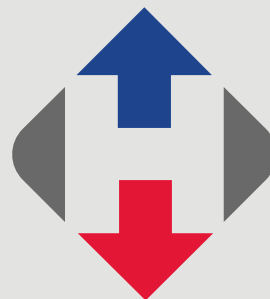
- Spacious mid terrace house
- Lounge & dining room
- Good-sized rear yard with store
- Prime location convenient for town
- 2 double bedrooms
- Fitted kitchen
- 3-piece bathroom with shower
- Unfurnished. Available immediately.

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Traditional stonebuilt mid terrace house enjoying a prime location only a short distance from the town centre and within a couple of minutes walk from Memorial park and excellent open aspects

This spacious accommodation comprises two sizeable receptions, fitted kitchen, two double bedrooms and three piece bathroom with shower.

Outside the property has the added benefit of a good-sized pleasant rear yard with timber shed.



LOCATION: Entering Great Harwood from the Whalley direction, turn right at Nightingale's Garage into Park Lane. Continue straight on at the mini-roundabout and take the third turning on the left into Park Road.

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

ENTRANCE VESTIBULE.

LOUNGE: 3.7m x 4.7m (12' x 15'5"); built-in shelves, gas fire.

DINING ROOM: 3.8m x 4.5m (12'4" x 14'8"); with 'Living Flame' gas fire, understairs storage.

KITCHEN: With range of fitted wall and base units with complementary working surfaces, built-in electric oven and four-ring gas hob.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 3.9m x 4.4m (12'8" x 14'5"); range of built-in wardrobes.

BEDROOM TWO: 2.9m x 2.7m (9'8" x 8'9").

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

OUTSIDE: Good-sized pleasant rear yard with timber store.





DEPOSIT: £519.00

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

AVAILABLE: Available immediately.

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.





CONFIDENCE GUARANTEE

FREE Property Appraisal
Full Reference Checks
Total Transparency
40+ Year's Experience
End Of Tenancy Management



114 Park Road, Great Harwood, BB6 7RW

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LANDORDS!

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