

16 HAYHURST ROAD
WHALLEY
BB7 9RL

£1,850 per month
(Including 12 months broadband)



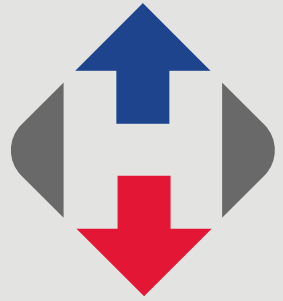
- Modern, executive detached house
- Lounge, dining room/snug
- Fabulous open plan kitchen/living area
- First 12 months broadband included
- 4 bedrooms – en-suite to master
- Cloakroom, four-piece bathroom
- Extensive gardens, outdoor office
- Unfurnished. Available late March.

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Situated in the much sought after village of Whalley, this large detached house offers excellent family-sized accommodation, which has been maintained to high standards.

The ground floor accommodation briefly comprises cloakroom, dining room/snug, lounge and superb open plan kitchen/living area. On the first floor, there are four bedrooms with en-suite shower room to the master and a four-piece house bathroom.

Outside, there are superb gardens, driveway providing private parking, an outdoor office/playroom and a storage area.



LOCATION: On entering Whalley from the Clitheroe direction take the first right into Hayhurst Road. The property can be found at the end of the cul-de-sac.

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

ENTRANCE PORCH:

ENTRANCE HALL: With staircase to first floor.

CLOAKROOM: Housing 2-piece white suite comprising low suite w.c. and pedestal washbasin.

LOUNGE: 5.3m x 3.4m (17'5" x 11'2"); with coal-effect 'Living Flame' gas fire.

SNUG/DINING ROOM: 2.9m x 2.6m (9'6" x 8'6").

KITCHEN/LIVING SPACE: 5.8m x 4.0m widening to 8.0m (19'0" x 13'0" widening to 26'3"); with a range of quality fitted wall and base units with granite worktops, central island with Neff induction hob and modern extract fan, two Neff integrated electric ovens, integrated washing machine, integrated larder fridge and freezer, integrated dishwasher, wine fridge, French doors to rear garden.

FIRST FLOOR

LANDING:

BEDROOM ONE: 6.0m x 3.1m (19'8" x 10'2"); with an excellent range of built-in furniture.

EN-SUITE: Housing 3-piece suite comprising low suite w.c., pedestal washbasin and walk-in shower enclosure housing direct feed shower.

BEDROOM TWO: 3.5m x 3.1m (11'6" x 10'2"); wall-to-wall fitted wardrobes.

BEDROOM THREE: 2.8m x 2.7m (9'2" x 8'10"); wall-to-wall fitted wardrobes.

BEDROOM FOUR: 2.6m x 2.0m (8'6" x 6'7").





BATHROOM: Housing luxury 4-piece suite comprising low suite w.c., wall-mounted washbasin, bath and walk-in shower enclosure.

OUTSIDE: Extensive lawned garden areas, paved patio, driveway providing parking and storeroom. Outdoor Office/Playroom: 2.6m x 2.0m (8'6" x 6'7").

DEPOSIT: £2,134.00

AVAILABLE: Late March 2024.

RESTRICTIONS: No Pets and no Smokers

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

COUNCIL TAX: Band F (£3,046.92 April '23).

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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