

1 ASHCROFT COTTAGE
WEST BRADFORD
BB7 4SS

£650 per month



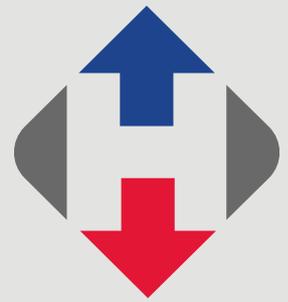
- Period semi-detached property
- Lounge & living room
- Driveway, useful external utility room
- Sought-after village location
- Two bedrooms
- Fitted kitchen
- Three-piece shower room
- Unfurnished. Available immediately.

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This period semi-detached home is situated in the heart of the sought-after village of West Bradford.

To the ground floor there is a lounge with feature fireplace, living room and fitted kitchen with two bedrooms and a three-piece shower room on the first floor.

Outside, the house offers a garden forecourt, side driveway providing parking room and outside utility room.



LOCATION: Entering West Bradford from the Clitheroe direction, proceed through the centre of the village and the house can be found on the left hand side, just after the Ashcroft Place cul-de-sac.

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

ENTRANCE VESTIBULE.

ENTRANCE HALL: Staircase to first floor.

LOUNGE: 3.9m x 3.3m (12'9" x 10'10"); feature fireplace with coal-effect fire.

LIVING ROOM: 4.5m x 3.3m (14'9" x 10'10"); gas fire with surround, range of original built-in cupboards, understairs storage cupboard.

KITCHEN: 3.7m x 2.6m (12'2" x 8'6"); range of fitted wall and base units with complementary working surfaces, integrated double electric oven, four ring gas hob with extractor over, door to rear.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 4.5m x 4.0m (14'9" x 13'1"); with built-in wardrobe.

BEDROOM TWO: 3.1m x 2.2m (10'2" x 7'3"); with built-in storage cupboards – one housing central heating boiler.

SHOWER ROOM: With three-piece suite comprising vanity washbasin with cupboard under, low suite w.c. and shower enclosure housing thermostatic shower, built-in cupboard.





OUTSIDE: Garden forecourt, side driveway, covered rear porch, outside store.

UTILITY ROOM: With fitted sink and separate w.c.

DEPOSIT: £750.00.

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 E.

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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