

4 HARRISON TERRACE
GRINDLETON
BB7 4RQ

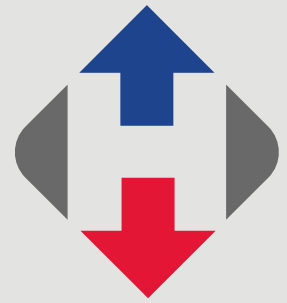
£750 per month



- Stonebuilt terraced cottage
- Lounge, spacious dining kitchen
- Recently-fitted bathroom with shower
- Large patio garden area
- Two bedrooms
- Separate office, two stores
- Sought-after village location
- Unfurnished. Min. 12-month tenancy

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A deceptively spacious stonebuilt cottage, situated in a desirable village location and within easy reach of the local amenities, the A59 and delightful open countryside. The property offers well-planned accommodation comprising dining kitchen, lounge, two bedrooms and a 3-piece bathroom with shower.



Outside, there is a useful office which is accessed via a separate door, two stores and a large paved patio area.

LOCATION: On entering Chatburn from the Clitheroe direction, turn left (signposted Grindleton). Continue over the river and turn right at the T-junction, up the hill and then left at the Duke of York. Proceed straight on for approximately 300 yards and Harrison Terrace is located on the right hand side.

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

DINING KITCHEN: 4.6m x 2.7m (15'2" x 8'9"); range of fitted wall and base units with complementary working surfaces, built-in electric oven, plumbing for washing machine, tiled floor.

LOUNGE: 4.6m x 4.3m (15'2" x 14'2"); feature exposed stone wall, open staircase to first floor.

FIRST FLOOR:

BEDROOM ONE: 4.5m x 3.1m (14'8" x 10'2"); built-in cupboard.

BEDROOM TWO: 2.8m x 2.7m (9'2" x 8'9").

BATHROOM: Housing three-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with electric shower over.

OUTSIDE: Good-sized paved patio area and two stores.

SEPARATE OFFICE: 2.7m x 2.4m (8'8" x 7'8"); wall-mounted electric heater, excellent range of built-in shelves and roof storage. Accessed via a separate door.





DEPOSIT: £865.00.

RESTRICTIONS: No Pets. No Smokers.

AVAILABLE: Immediately. Minimum 12-month tenancy.

EPC: The energy efficiency rating for this property is D64.

COUNCIL TAX: Band B £1,632.43 (April 2023)

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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