

19 MITTON ROAD  
WHALLEY  
BB7 9RX

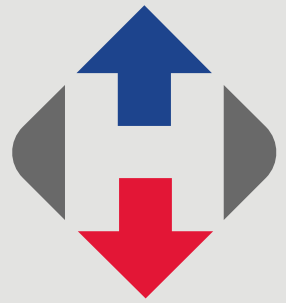
£1,100 per month



- Deceptively large mid-terrace property
- Two receptions rooms
- Contemporary breakfast kitchen
- Forecourt garden & rear yard
- Three bedrooms
- House bathroom & en-suite shower rm
- Within walking distance of Whalley
- Unfurnished. Min 12-month tenancy.

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**A deceptively spacious garden-fronted 3-bedroom terraced house with lounge, dining room and a modern breakfast kitchen with fitted appliances two bedrooms, dressing room and house bathroom on the first floor and a third bedroom and en-suite shower room on the second floor.**



**Externally there is a forecourt garden and rear yard. There is a further garden to the rear which needs to be maintained by the tenants. The property has uPVC double glazing and gas central heating.**

**LOCATION:** From the centre of Whalley heading towards Clitheroe. Turn left at the mini roundabout on to Station Road and continue for approximately half a mile. Number 19 can be found on the left hand side just after passing under the railway bridge.

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

**ENTRANCE VESTIBULE:**

**RECEPTION HALLWAY:**

**LOUNGE:** 4.0m x 4.7m (13' x 15'3"); with 'Living Flame' gas fire with marble hearth insert and surround, bay window with views to the front garden and electric meter cupboard.

**DINING ROOM:** 3.3m x 4.4m (10'8" x 14'4"); with oak fitted cupboards with shelves.

**BREAKFAST KITCHEN:** 4.5m x 2.6m (14'8" x 8'5"); with a range of modern fitted wall and base units finished in cream with oak style worktops to four sides including breakfast bar, fitted oven, fridge, freezer, dishwasher and gas fired boiler supplying domestic hot water and central heating, useful under stairs store area with coat hooks, circular sink unit with matching drainer and ceramic tiled floor.

**FIRST FLOOR:**

**LANDING:** Staircase off to the second floor and under stairs store cupboard with shelving.

**BEDROOM ONE:** 4.3m x 3.5m (14' x 11'7"); with cast iron non-working fireplace and views onto open fields.

**DRESSING ROOM:** 3.9m x 2.6m (14' x 11'7"); two banks of wardrobes with ladies and gents hanging rails with fitted shelving and space for a single bed.

**BEDROOM TWO:** 2.7m x 2.3m (8'9" x 7'5"); with views to the rear.

**BATHROOM:** Housing 3-piece suite comprising panelled bath with thermostat-controlled mains pressure shower over, Roca pedestal handbasin with chrome mixer tap and Roca twin flush w.c.





## SECOND FLOOR:

**BEDROOM THREE:** 5.4m x 3.8m (17'7" x 12'4") (some reduced headroom); generous double size bedroom with two large Velux opening windows.

**EN-SUITE:** Housing three-piece suite with Myra thermostatic corner shower, twin flush Roca w.c and matching pedestal hand basin with chrome mixer tap.

**OUTSIDE:** Gravel garden to front which is easily maintained. To the rear is a stone flagged rear yard and storeroom. There is a further garden included in the rental which must be maintained by the tenants.

**DEPOSIT:** £1,269.00

**RESTRICTIONS:** No Pets and no Smokers.

**AVAILABLE:** Immediately.

**COUNCIL TAX:** Band C.

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

### 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
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- 40+ Year's Experience
- End Of Tenancy Management



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