

3/4 TOP ROW
DOWNHAM
BB7 4BJ

£950 per month



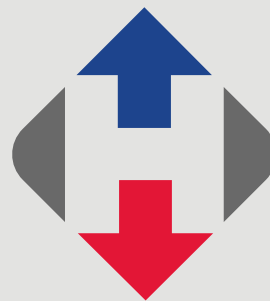
- Stonebuilt mid terrace cottage
- Two reception rooms, dining kitchen
- Three double bedrooms
- House bathroom
- Recently refurbished throughout
- Stunning views of Downham & Pendle Hill
- Rear yard, off road parking for one car
- Unfurnished. Available end April/early May.

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A delightful stonebuilt mid terrace cottage located in the heart of the highly sought after village of Downham.

Recently refurbished throughout this spacious property comprises sitting room, snug, attractive dining kitchen, three double bedrooms and house bathroom.

To the rear of the property is a low maintenance garden which is mainly laid to lawn with a raised planted flower bed and stonebuilt store.



LOCATION: 3/4 Top Row is located in the centre of Downham next to the Assheton Arms.

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

ENTRANCE VESTIBULE: Meter cupboard and entrance door to living accommodation.

LOUNGE: 4.1m x 3.7m (13'4" x 12'); decorative fireplace with stone hearth, TV aerial point, single glazed wooden sash windows with view over the village and to Pendle Hill beyond, recessed shelving and wall-mounted electric heater.

SNUG: 4.1m x 3.6m (13'4" x 11'8"); multi-fuel stove with back burner on stone hearth, recessed shelving and built in store cupboard, beamed ceiling, wall mounted electric wall heater, single glazed sliding sash window with views over the village and to Pendle Hill.

DINING KITCHEN: 7.6m x 3.2m (24'9" x 10'4"); dining area with two single glazed windows, telephone socket, staircase leading to first floor, wall-mounted electric heater and understairs store cupboard with shelving. Newly-installed cream Shaker style wall and base units with wood effect laminate work surface to two sides, single stainless steel sink and drainer unit, plumbing for automatic washing machine, space for electric range style cooker (not provided), extractor fan and wall-mounted electric wall heater

FIRST FLOOR:

BEDROOM ONE: 4.3m x 3.6m 14' x (11'11"); generous double size bedroom with wall-mounted electric heater and single glazed sliding sash window.

BEDROOM TWO: 4.1m x 3.6m (13'4" x 11'11"); second double size bedroom with wall-mounted electric heater and sash effect single glazed window.

BEDROOM THREE: 3.5m x 3.5m (11'4" x 11'4"); (L-shaped) third double size bedroom with two single glazed windows overlooking the rear garden and wall-mounted electric heater.

BATHROOM: Newly-installed three-piece suite comprising low suite w.c., pedestal washbasin and panelled bath with electric Mira shower over. Two single glazed windows, chrome towel radiator, extractor fan and cupboard housing emersion heater.

OUTSIDE: Rear yard with two stonebuilt stores; one housing shower, w.c and washbasin. Stone steps leading to rear garden which is mainly laid to lawn with raised planted flower bed, two raised vegetable garden planters and stonebuilt outhouse. To the rear of the property is off-road private parking for one car.



DEPOSIT: £1,096.00.

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

AVAILABLE: End April/beginning May.

COUNCIL TAX: Band C.

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



3/4 Top Row, Downham, Clitheroe, BB7 4BJ

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LANDORDS!**

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