

NETHERGYLL
STRAWBERRY GARDENS
GISBURN
BB7 4HN
£1,200 per month

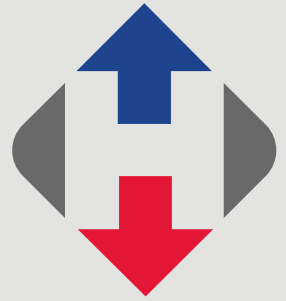


- Immaculately presented true bungalow
- Spacious dining kitchen
- Large lounge with wood burner
- Stunning rear garden with summer house
- Three double bedrooms
- Four-piece bathroom
- Ample parking to the front & garage
- Unfurnished. Min 12 month tenancy

Immaculately presented detached true bungalow set in the popular village of Gisburn nestled on the edge of the Ribble Valley.

The accommodation comprises a lounge, dining kitchen, three double bedrooms, house bathroom and integrated single garage.

Externally the property has extensive well-kept gardens and summerhouse with ample parking to the front.



LOCATION: On entering Gisburn from the Clitheroe direction, proceed over the mini roundabout and Strawberry Gardens can be found on the left hand side.

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

ENTRANCE HALL: Leading to all living accommodation.

DINING KITCHEN: 9.4m x 3.4m (30'8" x 11'); with a range of wall and base units with marble effect laminate work surface to three sides, twin stainless steel sink with drainer, electric Everhot range cooker and door leading to single garage.

LOUNGE: 5.7m x 3.4m (18'7" x 11'); with wood burning stove on stone hearth with decorative surround.

BEDROOM ONE: 3.4m x 2.9m (11' x 9'5"); with views across the rear garden, two sets of double wardrobes with storage over and built-in vanity table.

BEDROOM TWO: 2.4m x 3.4m (7'9" x 11'); with views across the rear garden, triple wardrobes with storage over.

BEDROOM THREE: 2.9m x 2.7m (9'5" x 8'9"); with views overlooking the rear garden, triple wardrobes with storage cupboards over and store cupboard housing hot water cylinder.

BATHROOM: Housing four-piece suite comprising low level w.c., pedestal washbasin, bath, and fully tiled walk-in shower enclosure.

OUTSIDE: Integrated single garage with electric up-and-over door. To the front of the property is a large flagged driveway with parking for numerous vehicles. To the rear is an easy maintenance garden with three terraces, two of the terraces are lawned and the other has mature planting, there is also a wooden summer house.





DEPOSIT: £1,384.00.

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

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

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



Netheryll, Strawberry Gardens, Gisburn, BB7
4HN

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