

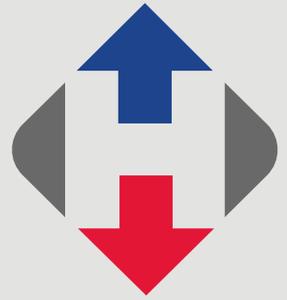
ROBINSONS COTTAGE
EASINGTON ROAD
SLAIDBURN
BB7 3AF
£1,200 per month



- Stonebuilt cottage
- 3 double bedrooms
- Low maintenance gardens
- Heating & hot water included in rent
- Open plan living accommodation
- House bathroom
- Off-road parking for 2 vehicles
- Unfurnished. Min 12-month tenancy.

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Robinsons Cottage is a delightful three-bedroom cottage nestled in the heart of a hamlet approx 7 miles from Clitheroe. The property offers spacious open plan living accommodation and three double bedrooms with views onto open countryside.



Externally there is an easy maintainable garden with paved patio and garden borders. Heating and hot water is provided by a bio-mass heater, the cost of which is included in the monthly rent.

LOCATION: Heading out of Waddington towards Newton-In-Bowland, continue along Slaidburn Road to the crossroads with Easington Road. Turn right at the junction and continue 0.8 miles where Robinsons Cottage can be found on the left hand side.

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

ENTRANCE HALL:

CLOAK ROOM: Comprising low level w.c, matching pedestal hand basin, extractor fan and electric shaver point

LIVING/DINING ROOM: 8.1m x 4.4m (26'6" x 14'7"); generous reception room with feature stone wall and chimney breast with open fire and dog grate on a stone hearth, a large double glazed window enjoys views over to Waddington Fell and double glazed French doors open onto the side patio, opening to:

KITCHEN: 2.7m x 3.0m (9' x 9'11"); shaker style wall and base units with solid wood work surface preparation areas to two sides incorporating stainless steel twin sink and drainer unit, four-ring electric hob, oven with grill and extractor fan over, plumbing for washing machine and space for fridge freezer. The dishwasher can be removed by the landlord or if the tenant would like it to remain, they will be liable for all repairs or replacement.

FIRST FLOOR:

LANDING: Access to bedroom accommodation and loft access hatch.

BEDROOM ONE: 4.4m x 3.4m (14'7" x 11'3"); with views across to Waddington Fell.

BEDROOM TWO: 3.4m x 3.4m (11'3" x 11'3"); with views across to Waddington Fell.

BEDROOM THREE: 3.3m x 3.6m (10'11" x 11'11"); with views over the Hodder Valley.





HOUSE BATHROOM: Housing three-piece suite comprising a twin flush low level w.c, pedestal handbasin and panelled bath with shower over and extractor fan.

OUTSIDE: To the front of the property is a narrow paved pathway flanked by garden borders, the side and rear of the property is mainly pebbled with a paved patio area from which to enjoy the afternoon sun, useful garden shed and paved pathway to entrance door and to the rear of the property is off-road parking for two vehicles

DEPOSIT: £1384.00

RESTRICTIONS: Pets on application

SERVICES: Private water supply, mains electricity, Biomass heating and hot water.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band D, £1,851.72 (April 2020).

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.

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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Robinsons Cottage, Slaidburn., BB7 3AF