

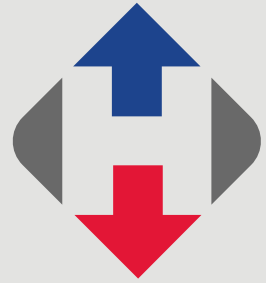
4 ORMEROD TERRACE
BARROW
BB7 9BE

£800 per month



- Good-sized mid-terrace house
- Attractive fitted kitchen
- Spacious 3-piece bathroom
- Sought-after village location
- Three bedrooms
- Sitting room & dining room
- Paved yard & pretty garden forecourt
- Unfurnished. Min 12-month tenancy.

Located in the desirable village of Barrow, this delightful mid-terraced house offers deceptively spacious accommodation which is presented to high standards.



The property boasts a sitting room and dining room, both with attractive fireplaces, a fitted kitchen, three bedrooms and a spacious bathroom. Outside, there is a pretty garden forecourt and a generous paved rear yard with timber shed.

LOCATION: Entering Barrow from the Clitheroe direction, proceed through the village centre and take the left hand turning into Whiteacre Lane. Ormerod Terrace is situated on the left hand side.

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

ENTRANCE HALL: Staircase to first floor.

SITTING ROOM: 4.3m x 3.5m (14'2" x 11'7"); with feature fireplace housing electric log-effect stove on a stone hearth.

DINING ROOM: 3.9m x 3.2m (12'10" x 10'5"); built-in cupboard and drawers, feature fireplace housing electric log-effect stove on a stone hearth, understairs storage cupboard.

KITCHEN: 3.4m x 2.4m (11'1" x 7'9"); with range of attractive fitted wall and base units with complementary laminate working surfaces, built-in electric oven, four-ring ceramic hob and extractor over, sink and drainer, plumbing for washing machine, door to rear yard.

FIRST FLOOR:

LANDING: Built-in storage cupboards.

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

BEDROOM ONE: 3.7m x 2.7m (12'1" x 8'9").

BEDROOM TWO: 3.9m x 2.9m (12'10" x 9'6").

BEDROOM THREE: 2.7m x 1.7m (8'11" x 5'7").

OUTSIDE: Enclosed paved rear yard with timber shed and patio area. Good-sized attractive garden forecourt.





DEPOSIT: £923.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band C, £1,961.83 (April 2024)

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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End Of Tenancy Management



4 Ormerod Terrace, Barrow, BB7 9BE

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