

20 HAYHURST CLOSE  
WHALLEY  
BB7 9SQ

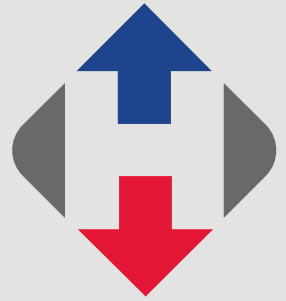
£700 per month



- Excellent modern quasi-semi house
- Two bedrooms
- Pleasant rear garden, private parking
- Favoured village cul-de-sac location
- Lounge, contemporary dining kitchen
- 3-piece house bathroom
- Presented to high standards
- Unfurnished. Min 12-month tenancy.

[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)

**Enjoying a sought-after location in this attractive cul-de-sac within easy reach of the amenities in Whalley centre, this deceptive quasi-semi-detached house provides well-proportioned accommodation.**



**The property offers lounge, bright fitted dining kitchen, two bedrooms and three-piece house bathroom.**

**Outside, there is a good-sized rear garden and private parking for two cars.**

**LOCATION:** From Whalley centre proceed in the direction of Clitheroe and Barrow and continue straight on at the mini roundabout and turn first left into Hayhurst Road. Follow the road to the right and Hayhurst Close can be found on the right hand side at the end of the cul-de-sac.

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

**ENTRANCE HALL:** Staircase to first floor.

**LOUNGE:** 3.2m x 4.1m (10'6" x 13'8"); with 'Living Flame' gas fire, bay window, understairs storage.

**DINING KITCHEN:** 4.2m x 2.6m (13'9" x 8'5"); range of fitted wall and base units with laminate working surfaces, built-in electric oven with four-ring gas hob and extractor over, plumbed for washing machine. French doors to rear garden.

**FIRST FLOOR:**

**LANDING:** Storage cupboard.

**BEDROOM ONE:** 4.2m x 3.6m (13'11" x 11'11"); built-in wardrobes.

**BEDROOM TWO:** 2.2m x 3m (7'1" x 9'9").

**BATHROOM:** Housing three-piece suite comprising panelled bath with shower tap fitment, low suite w.c. and pedestal washbasin.

**OUTSIDE:** South-facing enclosed rear garden mainly laid to lawn with paved patio area and planting borders. Private parking for two cars.





**DEPOSIT:** £807.00.

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

**AVAILABLE:** Immediately.

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

**COUNCIL TAX:** Band C £1,786.04 (April 2022).

### **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.





## CONFIDENCE GUARANTEE

FREE Property Appraisal  
Full Reference Checks  
Total Transparency  
40+ Year's Experience  
End Of Tenancy Management



arla | propertymark

PROTECTED



The Property  
Ombudsman

CALLING ALL  
LANDORDS!

LET us LET your property to the right tenant

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

28-30 Parson Lane, Clitheroe, BB7 2JP  
T: 01200 444477 E: [lettings@honeywell.co.uk](mailto:lettings@honeywell.co.uk)

 HoneywellEstateAgents

 HoneywellAgents

[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.

20 Hayhurst Close, Whalley, BB7 9SQ