

FLAT 2
1 ARTHUR STREET
GREAT HARWOOD
BB6 7RU

£250 per month

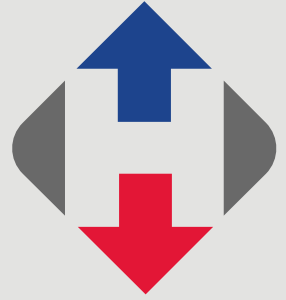


- Ground floor studio
- Modern fitted kitchen
- Single bed
- Quiet, residential location
- Fitted appliances
- 3-piece shower room
- Excellent value for money
- Available immediately.

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Situated in a popular residential area, offering excellent value for money, this ground floor studio is suitable for a single person.

The accommodation and comprises open-plan living/sleeping area and modern fitted kitchen. There is also a three-piece shower room.



LOCATION: Entering Great Harwood from the Whalley direction, proceed past The Park public house and take the fifth turning on the left into Arthur Street. The property is situated on the right hand side.

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

LIVING AREA/BEDROOM: 3.6m x 4.2m (11'8" x 13'8"); with single bed and overhead cupboard, wall-mounted electric fire. Open to:

FITTED KITCHEN AREA: with a range of modern wall and base units, complementary laminate working surfaces, integral electric oven, 4-ring ceramic hob and fridge.

SHOWER ROOM: With 3-piece suite comprising low suite w.c., corner washbasin with cupboards under and walk-in shower enclosure housing electric shower.





DEPOSIT: £288.00

AVAILABLE: Immediately.

RESTRICTIONS: No Pets and to Smokers.

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

COUNCIL TAX: Band A.

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



*Flat 2 1 Arthur Street, Gt Harwood, BB6
7RU*

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