

33 PASTURE LANE
BARROWFORD
BB9 6ES

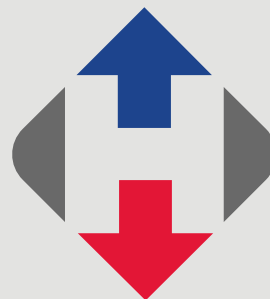
£525 per month



- Stonebuilt double-fronted cottage
- Lovely accommodation
- Modern fitted breakfast kitchen
- Cellar storeroom, Gas CH, DG
- Lounge with feature fireplace
- 2 good bedrooms, 3-pce bathroom
- Favoured village location
- Unfurnished. Min 12-month tenancy.

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This pleasant double-fronted terraced cottage is situated in a much-favoured residential area, within walking distance to local amenities, and close by to excellent local transport networks.



The accommodation comprises a good-sized open lounge with fireplace and pleasant outlooks to the rear, a modern fitted breakfast kitchen with built-in oven and hob and cellar storeroom access, two good-sized bedrooms and a bright three-piece house bathroom.

LOCATION: Entering Barrowford from Nelson direction travel along Gisburn Road in the direction of Higherford, turn left into Pasture Lane, proceed up the hill and the property is located on the left.

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

ENTRANCE: With PVC front door.

BREAKFAST KITCHEN: 4.6m x 3.0m (14'11" x 9'9" max); with a range of white fitted wall and base units with complementary high gloss laminate working surfaces, tiled splashback, stainless steel single sink drainer unit, plumbing for washing machine, breakfast bar, integrated stainless steel electric oven with 4-ring gas hob and stainless steel extractor filter canopy over, vinyl fitted flooring, door and staircase leading down to cellar storeroom with power and lighting, also housing wall-mounted combination gas central heating boiler, wood spindle staircase leading to first floor.

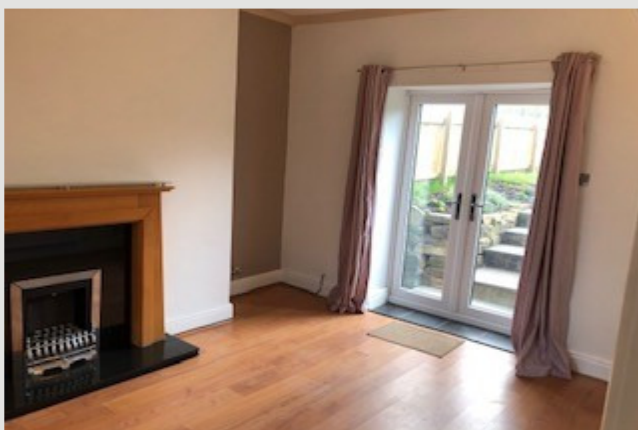
LOUNGE: 4.7m x 2.9m (15'4" x 9'6"); with coved cornicing, laminate flooring, modern feature fireplace surround with granite finish inset and hearth, housing coal effect 'Living Flame' gas fire, television point, telephone point, French doors with rear outlooks over adjoining fields, pleasant front aspects.

FIRST FLOOR:

LANDING: with spindle balustrade.

BEDROOM ONE (front): 3.8m x 2.5m (12'4" max x 8'1").

BEDROOM TWO: (rear): 4.3m x 1.9m (14'1" x 6'4"); with lovely outlooks over adjoining fields, loft access point.





BATHROOM: With 3-piece white suite comprising panelled bath with shower over, low suite w.c. pedestal washbasin, tiled walls, vinyl flooring, recessed spotlighting.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in wood frames.

DEPOSIT: £605.00

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

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

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.

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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