

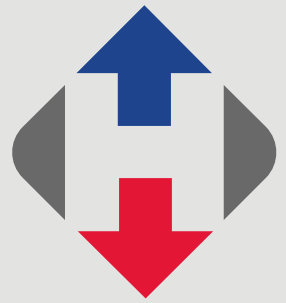
91 KING STREET
WHALLEY
BB7 9SW
£1,200 per month



- Stunning 3 bed family house
- Attractive fitted kitchen, 2 receptions
- Parking for one car
- Sought after village location
- Three bedrooms
- House shower room
- Rear patio, garden forecourt
- Unfurnished. Min 12-month tenancy.

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A stunning end one of four family house which comprises two reception rooms, fitted kitchen, three bedrooms, utility and shower room. Located in the centre of Whalley ideal for the local amenities.



Externally there is a forecourt garden and a rear patio and parking for one car.

LOCATION: On entering Whalley from the Clitheroe direction, continue straight on at the mini roundabout and 91 King Street can be found on the right hand side.

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

RECEPTION HALLWAY: Staircase to the first Floor and solid hardwood floor.

LOUNGE: 4.6m x 3.6m (14'11" x 11'11"); with solid hardwood floor, bay window, ornate decorative coving, feature 'Living Flame' gas fire on a granite hearth and polished sandstone fireplace.

DINING ROOM: 3.9m x 4.5m (12'11" x 14'8"); with Travertine effect lock laminate style flooring, feature 'Living Flame' gas fire with polished sandstone fireplace, granite hearth and stainless steel insert, useful under stairs store room and open to:

KITCHEN: 2.6m x 3.2m (8'5" x 10'4"); with a range of oak-fronted wall and base units with granite style worktops to three sides, four-ring gas hob and double oven, integrated fridge, freezer, dishwasher.

FIRST FLOOR:

HOUSE SHOWER ROOM: Comprising wall-mounted handbasin, low level w.c., corner shower enclosure, extractor fan, towel rail and bathroom cabinet.

UTILITY ROOM: 2.7m x 1.2m (8'9" x 3'10"); Plumbed for an automatic washing machine and space for tumble dryer.

BEDROOM ONE: 4.5m x 4.7m (14'8" x 15'3"); with a range of oak style fronted wardrobes and matching bedside drawers.

BEDROOM TWO: 4.5m x 3.1m (14'8" x 10').

OUTSIDE: Garden forecourt and enclosed rear yard.





SECOND FLOOR:

BEDROOM THREE: (limited head height) 4.3m x 2.8m (14' x 9'1").

OUTSIDE: Easy maintenance front garden with planted shrubs and pathway, to the rear is parking for one car and a patio area.

DEPOSIT: £1,384.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is D58.

COUNCIL TAX: Band D.

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



91 King Street, Whalley BB7 9SW

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