

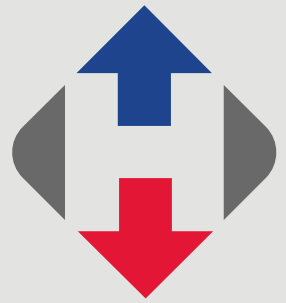
8 CROFT STREET
GREAT HARWOOD
BB6 7EX
£575 per month



- Well-presented mid terraced property
- Kitchen & utility room
- CH & DG throughout
- Located close to town centre
- Three bedrooms, house bathroom
- Two receptions
- Enclosed rear yard
- Unfurnished. Available immediately.

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A well presented mid terraced property comprising of two reception rooms, kitchen, utility, three bedrooms, house bathroom and enclosed rear yard. It benefits from central heating and double glazing throughout and is within walking distance of Great Harwood town centre and local amenities. Internal viewing is highly recommended.



LOCATION: Travel along Queen Street heading away from the town centre, continue turn left onto Blackburn Road, take the fifth turning on the left hand side into St Huberts Road and the second turning on the right into Charles Street, take the next left onto Garden Street. Croft Street is the first turning on the right hand side.

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

ENTRANCE PORCH: With door leading to:

DINING ROOM: 3.9m x 3.5m (12'7" x 11'4"); opening onto:

LOUNGE: 3.8m x 4.9m (12'4" x 16"); with staircase to first floor and wall mounted 'Living Flame' electric fire.

KITCHEN: 3.2m x 2m (10'4" x 6'5"); with a range of wood effect wall and base units with a black marble effect work surface, tiled splashbacks, four-ring gas hob and electric oven, space for fridge freezer.

UTILITY ROOM: Plumbing for a washing machine, ventilated for a drier and access to rear yard.

FIRST FLOOR:

BEDROOM ONE: to the front 3.6m x 2.2m (11'8" x 7'2").

BEDROOM TWO: 2.9m x 2.3m (9'5" x 7'5").

BATHROOM: Housing three-piece suite comprising w.c., pedestal washbasin, panelled bath with shower attachment.

BEDROOM THREE: 1.6m x 4.2m (12'11" x 7'4").





OUTSIDE: There is an enclosed rear yard.

DEPOSIT: £663.00.

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

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.





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8 Croft Street, Great Harwood, BB6 7EX