

11 BARNMEADOW LANE
GREAT HARWOOD
BB6 7AB

£650 per month

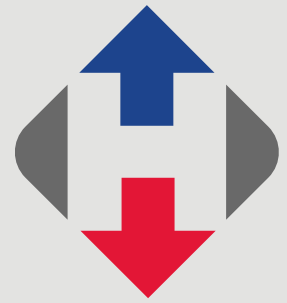


- Modern ground floor flat
- Well-presented throughout
- Lounge and kitchen
- Two bedrooms
- Workroom / office
- Quality fitted kitchen
- Communal rear yard & private parking
- Unfurnished. Min 12-month tenancy.

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A modern and spacious ground floor flat that is well-presented throughout. The property offers flexible accommodation comprising of lounge, kitchen, two bedrooms, work room and house bathroom.

Externally, there is a communal rear yard and to the front is a private parking area with EV charging point.



LOCATION: Heading to Great Harwood town centre from St Bartholomew's Church on Park Lane, turn left at the double mini roundabout onto Queen Street. Take the second turning on the right into Barnmeadow Lane and number 11 can be found on the right hand side.

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

ENTRANCE VESTIBULE:

LIVING ROOM: 7.0m x 3.8m (22'9" x 12'4").

KITCHEN: 4.3m x 1.9m (14'0" x 6'1"); with a range of fitted Siematic wall and base units with Corian worktops, Neff four-ring ceramic hob, Neff oven, matching fridge freezer, dishwasher and washing machine.

WORKROOM / BEDROOM: 5.1m x 4.2m (16'7" x 13'8").

INNER HALLWAY:

BEDROOM ONE: 2.9m x 2.8m (9'5" x 9'1").

BEDROOM TWO: 2.8m x 1.8m (9'1" x 5'9").

HOUSE BATHROOM: Housing three-piece luxury suite comprising panelled bath with shower attachment, low level w.c and matching pedestal handbasin.





OUTSIDE: To the rear of the property is a communal paved yard which is shared with the first floor flat. To the front is driveway parking for one vehicle and an EV charging point.

DEPOSIT: £750.00.

RESTRICTIONS: No pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band B £1,850.63 (April 2025).

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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