

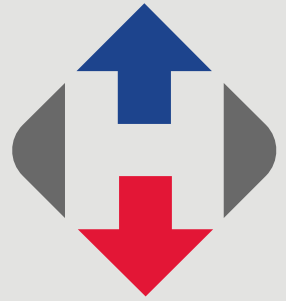
42 WHALLEY ROAD
SABDEN
BB7 9DZ
£775 per month



- Stonebuilt end terraced house
- Lounge & fitted kitchen
- Prime village location
- Gas CH & PVC DG
- 2 beds plus excellent attic room
- Cellar storage room
- Close to village amenities
- Unfurnished. Min 12-month tenancy.

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An attractive end stone terraced house situated close to the centre of this popular village and within walking distance of two primary schools, two pubs and local shops. At the front, the house offers a spacious bright lounge with windows on the front and side elevation and a kitchen to the rear with white wall and base units and integrated oven and hob, the first floor has two bedrooms and a 3-piece shower room and on the top floor is a great attic room with Velux window and feature exposed stone wall. There is a useful cellar room underneath the lounge which offers excellent storage and there is a small yard to the rear. Viewing is recommended.



LOCATION: Travelling into Sabden from the Clitheroe direction via Nick' O' Pendle proceed down the hill and turn right at the crossroads into Whalley Road and the house can be found on the left-hand side after around 300 yards.

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

LOUNGE: 4.2m x 3.8m (13'9" x 12'4"); with staircase off to first floor, windows to front and side elevation, feature decorative fireplace with exposed brick chimney breast, oak mantle and stone flagged hearth, door leading to stone staircase leading down to cellar storage room.

KITCHEN: 3.9m x 2.7m narrowing to 0.7m (12'8" x 8'9" narrowing to 2'5"); with a fitted range of white wall and base units with complementary grey laminate work surface and tiled splashback, integrated electric oven, 4-ring ceramic hob with extractor over, plumbing for washing machine, space for under counter fridge and PVC door to rear yard.

FIRST FLOOR:

LANDING: With staircase off to second floor.

BEDROOM ONE: 4.4m x 2.4m (14'6" x 7'11").

BEDROOM TWO: 2.7m x 2.6m max (8'11" x 8'6" max); with storage cupboard housing central heating combination boiler.

SHOWER ROOM: Housing three-piece white suite comprising low suite w.c, pedestal washbasin, fitted shower enclosure with thermostatic shower, part-tiled walls, Victorian style radiator with chrome heated towel rail.

ATTIC ROOM: 4.3m x 4.2m narrowing to 1.7m (14'1" x 13'11" narrowing to 5'5"); With pitched ceilings, exposed beam, Velux window, exposed stone wall and raised storage area.





OUTSIDE: Forecourt garden to the front with stone boundary wall and stone paved path to front door. To the rear is a small enclosed yard with timber boundary fence.

DEPOSIT: £894.00

RESTRICTIONS: Pets considered, no Smokers.

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

COUNCIL TAX: Band A £1,344.64 (April 2023).

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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