

3 MAIN STREET
GISBURN
BB7 4HD

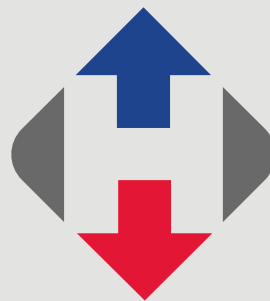
£750 per month



- Stonebuilt cottage with garden
- Lounge with electric stove
- Spacious dining kitchen with French doors
- Double bedroom with wardrobe
- Modern 4-piece bathroom
- Parking to front & rear
- Garage & EV charger
- Some bedroom furniture included

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A modernised stonebuilt cottage situated in the heart of the village with parking for two cars, rear garden and garage. The house has a lounge to the front with electric stove and an extended dining kitchen to the rear with a range of appliances and glazed French doors opening onto the rear garden. Upstairs there is a double bedroom with wardrobe and drawers plus a bed if required. There is a good-sized 4-piece bathroom with separate shower enclosure.



Outside, there is a cobbled forecourt at the front providing parking for one car, at the rear there is an easy maintenance Indian stone paved garden and a single garage with parking for another car in front. There is an EV charger installed on the garage should this be required.

Gisburn is a historic village which offers good road access to Clitheroe, Settle, Skipton and Barrowford. The village amenities include a primary school, the White Bull public house, La Locanda restaurant, a delicatessen and petrol station.

LOCATION: Travelling along the A59 from Clitheroe into Gisburn, the cottage can be found on the left-hand side soon after passing the White Bull.

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

ENTRANCE: Through modern composite front door into:

LOUNGE: 3.4m x 3.4m (11'3" x 11'2"): with feature fireplace housing cast iron electric stove with oak mantel and triple glazed window to front.

DINING KITCHEN: 5.2m x 3.7m (16'11" x 12'1"): with a fitted range of white wall and base units with complementary light grey laminate work surface and tiled splashback, one bowl stainless steel sink unit with mixer tap, integrated electric fan oven and 4-ring ceramic hob with stainless steel splashback and stainless steel extractor canopy over. Fridge, freezer, plumbed and fitted washing machine, breakfast bar, recessed spotlighting, feature tall radiator, corner staircase off to first floor with cloak storage cupboard on the half-landing and glazed PVC French doors opening to rear garden.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.4m x 3.4m (11'3" x 11'3"); to the front with freestanding wardrobe with sliding doors and matching chest of drawers, triple glazed window to front and airing cupboard housing central heating boiler and hot water storage tank.

BATHROOM: Modern 4-piece white suite comprising low suite w.c. with push button flush, panelled bath with chrome mixer tap, wall-hung vanity wash-hand basin with chrome mixer tap and storage drawers under, corner shower enclosure with fitted thermostatic shower, tall chrome heated ladder style towel rail and recessed spotlighting.





OUTSIDE: There is a cobbled forecourt area to the front providing parking for one car. To the rear there is an enclosed easy maintenance Indian stone paved garden with raised planting beds, outside tap, electric exterior lighting and bin store. At the far end of the garden is a GARAGE which measures 5.2m x 3.3m (17'0" x 10'10") with personal door to rear, up-and-over door, power and light. There is a fitted EV charger and additional parking for one car in front of the garage.

HEATING: Electric hot water central heating system with combi boiler with integrated hot water cylinder. PVC triple glazing to the front and double glazing to the rear.

DEPOSIT: £865.00.

RESTRICTIONS: No Pets, no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band B (£1,566.46, 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.





CONFIDENCE GUARANTEE

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