

ROSE COTTAGE
LONGSIGHT ROAD
OSBALDESTON
BB2 7HX

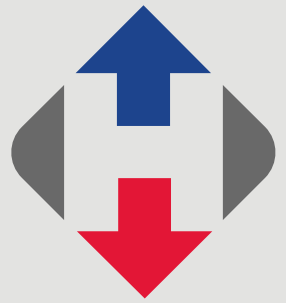
£800 per month



- End terrace stone-built cottage
- 3 bedrooms
- Spacious lounge with open fire
- Front garden & rear yard
- Modern fitted kitchen
- Convenient location
- Utility room & cloakroom
- Unfurnished. Min 12-month tenancy.

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This stonebuilt end terrace cottage offers bright and spacious accommodation. Downstairs, the property comprises a lounge, kitchen diner, utility and cloakroom. Upstairs there are 3 bedrooms and a bathroom with shower. Externally, there is a front garden and rear yard which benefits from a shed and store.



Rose Cottage is conveniently located within a few minutes' drive of the M6 motorway.

LOCATION: Location - Travelling down Longsight Road towards the Salmesbury Hotel the property is located on the right hand side just after the Bay Horse pub.

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

LOUNGE: 4.1m x 4.3m (13'4" x 14'2") with open fire and storage cupboard.

KITCHEN DINER: 4.2m x 3.5m (13'9" x 11'7") with a range of modern grey fitted wall and base units, complementary work surfaces, small fridge, oven, 4 ring gas hob with extractor over, one and a half bowl stainless steel sink and drainer unit.

UTILITY: 4.6m x 1.7m (15" x 5'6") fitted base units, space for a washing machine, one bowl stainless steel sink and drainer unit, tiled splashback and external door to the rear of the property.

CLOAKROOM: 2 piece suite in white with a low level WC & wash basin.

HALLWAY: with under stairs storage and staircase to the first floor landing.

FIRST FLOOR LANDING:

BATHROOM: 3 piece suite in white comprising a panelled bath with shower, low level WC, pedestal hand wash basin, vanity mirror, partially tiled walls and storage cupboard housing central heating boiler.

BEDROOM ONE: 4.6m x 3.6m (15'1" x 11'8").

BEDROOM TWO: 4.1m x 2.8m (13'7" x 9'3").

BEDROOM THREE: 3.4m x 3.2m (11'3" x 10'7").

OUTSIDE: There is a garden to the front of the property with mature plants and shrubs and a pathway leading to the front door. To the rear is a good sized yard with a shed and store.





DEPOSIT: £923.00

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band C, £1,939.22 (April 2024)

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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