

11 RAILWAY TERRACE
SIMONSTONE
BB12 7NN

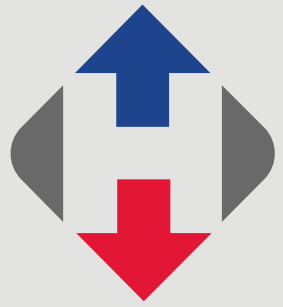
£825 per month



- Stonebuilt terrace cottage
- 2 good-sized bedrooms
- 3-piece shower room
- Kitchen diner & lounge
- Garden forecourt to front & rear
- Detached garage with parking
- Available immediately
- Unfurnished. Min 12-month tenancy.

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A cosy stonebuilt cottage offering spacious living. Accomodation comprises a kitchen diner, lounge, two double bedrooms and a 3-piece shower room. Externally, there are garden forecourts to the front and rear. The property also benefits from a detached garage with parking to the rear.



Railway Terrace is located at the lower end of Simonstone and has easy access to routes leading to the M65. The house itself is located away from the roadside.

LOCATION: Enter Read from the direction of Whalley and continue straight into Simonstone. Turn right off the main road onto Simonstone Lane and follow the road down. As the road levels out nearer the bottom of the lane, Railway Terrace can be found on the left hand side running at 90 degrees to the road.

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

ENTRANCE PORCH: With internal door to:

LOUNGE: 4.7m x 4.2m (15'6" x 13'8"); with staircase to first floor, feature fireplace and television point.

KITCHEN DINER: 4.7m x 3.4m (15'3" x 11'1"); shaker style kitchen with a range of cream wall and base fitted units with complementary wooden work surfaces, oven, 4-ring gas hob with extractor over, plumbing for a washing machine, Belfast sink, storeroom housing central heating boiler and external door to the rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.3m x 4.2m (10'9" x 13'8"); two cupboards for storage/wardrobe space.

BEDROOM TWO: 3.1m max/2.6m min x 3.4m (10'1" max/8'6" min x 11'2"); storage cupboard.

SHOWER ROOM: 3-piece shower room comprising a high level w.c., vanity wash-hand basin, large corner shower enclosure with rainfall shower and smaller shower head, tiled walls and tiled flooring.

OUTSIDE: There are garden forecourts to the front and the rear of the property. Also to the rear is a detached garage with parking.





DEPOSIT: £951.00.

HOLDING DEPOSIT: £190.38.

RESTRICTIONS: No pets and no smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band A £1,459.32 (April 2024).

MINIMUM INITIAL FIXED TERM: 12 months.

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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