

22 ABBOTS CROFT
WHALLEY
BB7 9RR

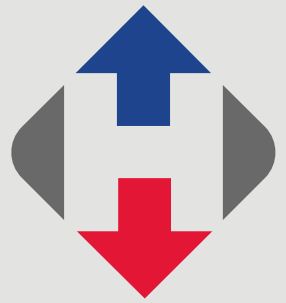
£1,250 per month



- Semi-detached true bungalow
- Highly sought after location
- Lounge with feature fireplace
- Fitted kitchen, open to sunroom
- 2 bedrooms, modern shower room
- Lovely garden areas
- Driveway & garage
- Unfurnished. Minimum 12 month tenancy.

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An immaculately presented semi-detached bungalow, which is situated in a highly desirable location offering excellent convenience for Whalley library and the village centre with its abundance of amenities. The property has been well-maintained throughout, with the accommodation briefly comprising entrance hall, lounge with feature fireplace, fitted kitchen which is open to a lovely sunroom, two bedrooms and a modern three-piece shower room.



Outside, the house enjoys good-sized gardens to the front and rear, along with a driveway and single garage.

LOCATION: On entering Whalley from the Clitheroe direction along Clitheroe Road, at the mini roundabout turn right into Station Road and second left into Abbey Road. Turn right into Abbey Fields, then left into Abbots Croft and the house is on the right hand side.

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

ENTRANCE HALL:

LOUNGE: 4.6m x 4.0m (15'0" x 13'0"); with electric coal effect fire set in attractive surround.

KITCHEN: 4.6m x 2.7m (15'1" x 9'0"); with a range of bright fitted wall and base units with complementary Corian worktops and up-stands, integrated electric oven, 4-ring gas hob with extractor over, plumbing for a washing machine and open to:

SUNROOM: 3.1m x 1.9m (10'1" x 6'1"); with door to rear garden and pleasant outlooks towards Whalley Nab.

BEDROOM ONE: 3.4m x 3.1m (11'0" x 10'0").

BEDROOM TWO: 2.7m x 2.1m (9'0" x 7'0").

SHOWER ROOM: 3-piece modern suite comprising w.c. with concealed cistern and push button flush, vanity wash-hand basin with cupboards under and walk-in shower enclosure housing thermostatic shower.

OUTSIDE: Good-sized well-maintained garden area to the front which is mainly laid to lawn with planting borders. To the rear there is a generous paved patio, lawned area and planting borders. There is also a driveway and single garage.





DEPOSIT: £1,442.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers.

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

COUNCIL TAX: Band D, £2,058.12 (April 2025).

EXTRAS: Window cleaning and gardening can be provided at an extract cost of £45 per month. Please ask for further details.

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.





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