

11 ORCHARD STREET
GREAT HARWOOD
BB6 7EE

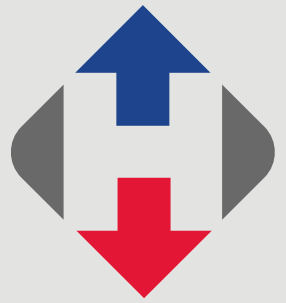
£800 per month



- Superbly renovated mid terrace house
- 2 reception rooms
- 2 double bedrooms
- Modern fitted kitchen with oven & hob
- Newly installed bathroom with shower
- Enclosed rear yard
- Gas CH & PVC double glazing
- Unfurnished. Min 12-month tenancy.

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Situated a short walk from the town centre of Great Harwood and its amenities, this superb stonebuilt mid-terrace property offers bright, spacious and airy living accommodation throughout. The house has been renovated to a superb standard with new kitchen, bathroom, carpets and redecoration.



The ground floor is semi-open plan with two spacious connected reception rooms leading to a good-sized fitted kitchen. To the first floor are two good size double bedrooms and a fitted 3-piece bathroom with shower over the bath.

To the rear of the property is a low maintenance enclosed yard area.

LOCATION: From the roundabout at the top of Queen Street in the centre of the town, head down Blackburn Road before turning left onto St Huberts Road. Follow the road down before turning right onto Vicar Street. Number 11 can be found on the left-hand side.

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

ENTRANCE VESTIBULE: With UPVC external door, meter cupboards and internal door to:

LIVING ROOM: 3.88m x 4.18m (12'9" x 13'9"); with staircase to the first floor.

DINING ROOM: 4.18m x 3.95m (13'9" x 13'0").

KITCHEN: 1.86m x 3.73m (6'1" x 12'3"); newly fitted contemporary kitchen with base and wall level units, built-in electric oven with 4 ring gas hob and extractor hood. Plumbing for automatic washing machine and space for a tumble dryer. External door to rear yard.

FIRST FLOOR:

BEDROOM ONE: 4.24m x 3.27m (13'11" x 10'9").

BEDROOM TWO: 2.40m x 3.97m (7'10" x 13'0"): With built-in storage cupboard.

BATHROOM: With newly installed white 3-piece suite comprising a low level w.c., vanity wash hand basin and a panelled bath with plumbed rainfall and mixer showers, and heated towel rail.





OUTSIDE: To the rear of the property is a low maintenance enclosed rear yard.

DEPOSIT: £923.00

RESTRICTIONS: No pets and no smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band A £1,586.25 (April 2025).

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.

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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