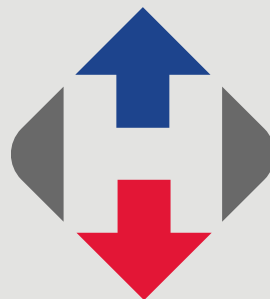


2 GEORGE STREET
WHALLEY
BB7 9TH
£1,200 per month



- Garden fronted semi-detached house
- Three bedrooms
- Highly desirable location
- Ample parking to rear
- Modern breakfast kitchen, lounge
- Three-piece shower room
- Front and rear garden areas
- Unfurnished. Available immediately

A well-presented semi-detached house situated in the highly sought-after village of Whalley, offering excellent convenience for all the local amenities. The accommodation comprises entrance hallway, spacious lounge, modern fitted kitchen, three bedrooms and a contemporary shower room.



Outside, there are generous gardens to front and rear, as well as ample parking.

LOCATION: Entering Whalley from the Clitheroe direction, proceed to the centre and turn right after the zebra crossing into George Street. Number 2 is situated on the righthand side.

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

ENTRANCE HALL: Staircase to first floor, understairs storage cupboard.

LOUNGE: 6.1m x 3.3m (20' x 11'11"); with coal effect 'Living Flame' gas fire.

BREAKFAST KITCHEN: 3.8m x 3.5m (12'4" x 11'4"); with range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring electric hob with extractor over, integrated fridge freezer, plumbing for washing machine, door to rear.

FIRST FLOOR:

LANDING.

BEDROOM ONE: 3.4m x 3.3m (11'1" x 10'8").

BEDROOM TWO: 3.3m x 2.4m (10'8" x 7'8").

BEDROOM THREE: 2.1m x 2.0m (6'8" x 6'5").

SHOWER ROOM: Housing three-piece suite comprising low suite w.c., vanity washbasin with cupboards under and walk-in shower enclosure housing electric shower.





OUTSIDE: Front garden laid to lawn with planting borders, paved path and gate. To the rear, there is a paved patio and lawn, excellent parking area for 4-5 cars with gated access.

DEPOSIT: £1,384.00.

RESTRICTIONS: No smokers. Pet requests must be submitted in writing.

AVAILABLE: Immediately.

EPC: D.

COUNCIL TAX: Band B £1,870.60 (April 2026).

Please Note

A deposit is required for each property.

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 security deposit.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit **MUST** be made by bank transfer. 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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