

3 HARRISON TERRACE
GRINDLETON
BB7 4RQ

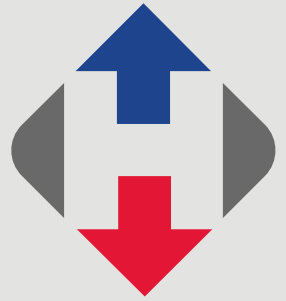
£625 per month



- Quaint stonebuilt cottage
- Attractive fitted kitchen
- 3-piece bathroom with shower
- Sought after village location
- Double bedroom
- Lounge with feature decorative fireplace
- Communal garden area; gas CH
- Unfurnished. Min 12-month tenancy.

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Located in the heart of Grindleton, a popular Ribble Valley village, this stonebuilt cottage offers cosy accommodation ideal for a single person or a couple.



The property comprises fitted kitchen, lounge with feature decorative fireplace, double bedroom, boiler room and 3-piece bathroom with corner bath and shower.

Outside, there is a communal garden area.

LOCATION: On entering Chatburn from the Clitheroe direction, turn left (signposted Grindleton). Continue over the river and turn right at the T-junction, up the hill and then left at the Duke of York. Proceed straight on for approximately 300 yards and Harrison Terrace is located on the right hand side.

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

KITCHEN: 4.5m x 1.7m (14'8" x 5'6"); with range of attractive fitted wall and base units with complementary working surfaces, built-in electric oven, four-ring gas hob and extractor over, integrated dishwasher, understairs storage cupboard.

LOUNGE: 4.2m x 4.0m (13'9" x 13'2"); feature fireplace housing decorative fire, built-in cupboards.

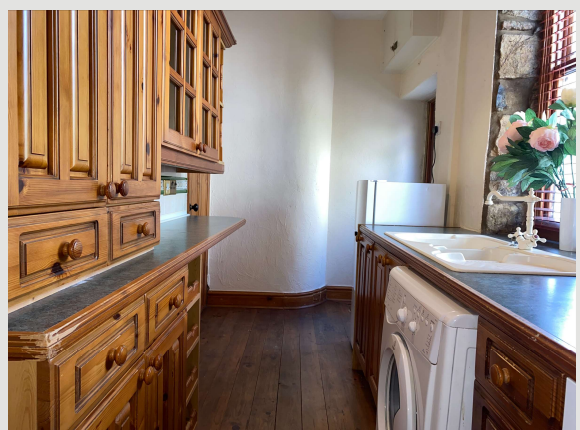
FIRST FLOOR:

BEDROOM ONE: 4.2m x 3.4m (13'9" x 11'2"); excellent range of built-in wardrobes, original decorative fireplace.

BOILER ROOM: Wall-mounted shelves and boiler.

BATHROOM: Housing three-piece suite comprising low suite w.c., vanity washbasin and corner bath with electric shower over.

OUTSIDE: Use of communal garden area.





DEPOSIT: £721.00

RESTRICTIONS: No pets and no Smokers.

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

COUNCIL TAX: Band B £1,564.15 (April 2022).

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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