

3 BROOK VILLAS WEST BRADFORD BB7 4SJ



£875 per month



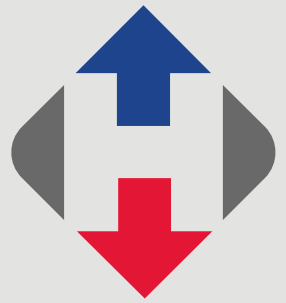
- Spacious stonebuilt terraced house
- Dining kitchen, utility room
- Generous lounge
- 2 bedrooms
- Modern 3-piece bathroom
- Low maintenance garden areas
- Desirable village location
- Unfurnished. Min. 12-month tenancy

honeywell-lettings.co.uk

We are delighted to offer this substantial, garden-fronted property, which is situated in the quiet, sought-after village of West Bradford, which is only a few minutes' drive from the bustling market town of Clitheroe.

The house has been maintained to a high standard and benefits from a newly fitted boiler and a modern bathroom suite with shower. On the ground floor, the accommodation comprises an entrance vestibule, lounge, bright fitted dining kitchen and utility room. On the first floor, there are two good-sized bedrooms with built-in storage, as well as a three-piece bathroom with shower.

Outside, there is a cottage-style front garden with planting borders and to the rear there is a paved patio area with useful store, which adjoins open countryside.



LOCATION: Entering West Bradford from the Clitheroe direction, Brook Villas is located on the left-hand side, just after the 30mph sign.

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

ENTRANCE VESTIBULE:

LOUNGE: 4.5m x 4.0m (14'8" x 13'0").

DINING KITCHEN: 4.5m x 3.3m (14'8" x 10'8"): with a range of light grey fitted wall and base units with complementary wood effect laminate working surfaces, integrated electric over, 4-ring electric hob with extractor over, understairs storage cupboard.

UTILITY ROOM: With wall-mounted gas fired combination boiler, plumbing for a washing machine and door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.0m x 4.0m (13'0" x 13'0"); large built-in wardrobe with sliding doors.

BEDROOM TWO: 3.4m x 2.5m (11'0" x 8'1"); with built-in storage cupboard.

BATHROOM: Housing newly fitted 3-piece white suite comprising pedestal washbasin, low suite w.c. and panelled bath with thermostatic shower over, chrome ladder-style radiator, built-in cupboard.

OUTSIDE: Pretty garden forecourt with planting borders, low maintenance rear patio with lovely views and a useful outdoor store.





DEPOSIT: £1,009.00.

RESTRICTIONS: No Pets, no Smokers.

AVAILABLE: Immediately. Minimum 12-month tenancy.

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

COUNCIL TAX: Band C (£2,042.76, 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.

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.





CONFIDENCE GUARANTEE

FREE Property Appraisal
Full Reference Checks
Total Transparency
40+ Year's Experience
End Of Tenancy Management





**CALLING ALL
LANDORDS!**

LET us LET your property to the right tenant

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

28-30 Parson Lane, Clitheroe, BB7 2JP
T: 01200 444477 E: lettings@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell-lettings.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.

3 Brook Villas, West Bradford, BB7 4SJ