



## 12 Elbow Wood Drive, Barrow BB7 9ZD

To Let: £1350 PCM Unfurnished

A prestigious, brand new, four bedroom detached family home enjoying lovely wooded aspects to the front and located on this popular development mid-way between Clitheroe and Whalley. The beautifully appointed internal accommodation briefly comprises an entrance hall, cloaks, large lounge, dining room, breakfast room, kitchen and utility. To the first floor there are four double bedrooms, en-suite to the master and a family bathroom. Externally there are good sized gardens, double driveway and an attached garage.

- Non Smokers Only • Pets by Negotiation
- Floor coverings and blinds included • Landscaped rear garden



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**Entrance Hallway** - part return staircase to the first floor, under stairs storage cupboard

**Cloaks** - two piece suite comprising low suite wc and wash hand basin

**Lounge** 17'3" x 10'11" (5.26 x 3.33m) - walk-in bay window, double doors leading to:

**Dining Room** 10'3" x 9'4" (3.13 x 2.85m) -with views over the rear garden

**Kitchen** 9'9" x 8'0" (2.99 x 2.44m) - a modern range of fitted wall and base units, granite worktops, fitted Neff appliances comprising an electric oven, microwave and five ring gas hob, chrome extractor canopy, dishwasher, fridge and freezer, open plan to:

**Breakfast Room** 9'9" x 9'5" (2.99 x 2.87m) - with patio doors leading to the rear garden

**Utility Room** - range of units to match the kitchen, stainless steel sink and drainer

### First Floor

#### Spacious landing Area

**Master Bedroom** 14'2" x 10'11" (4.32 x 3.34m) - large double with fitted wardrobes, **En-Suite Shower Room** with fully tiled shower cubicle, low suite wc, wash hand basin, chrome heated towel radiator

**Bedroom 2** 12'3" x 10'2" (3.75 x 3.11m) - double

**Bedroom 3** 10'2" x 9'8" (3.09 x 2.96m) - double

**Bedroom 4** 10'3" max x 9'9" max (3.14 max x 2.9m max) - double

**Bathroom** - panel bath with electric shower over and glass shower screen, low suite wc, wash hand basin, chrome heated towel radiator

**Outside** - The property occupies a generous sized plot with wooded aspects to the front. There is a good sized front garden, double width drive and an **Integral Garage** (19'9" x 9'10" 3.02 x 3.02m) with up and over door, rear access door, lighting and power. To the rear is a large, landscaped garden with patio.

**Council Tax Band** TBC    **Energy Efficiency Rating** Band B

**Location** - Leaving Clitheroe via Whalley Road turn right towards Barrow, just before the A59 roundabout. Immediately after passing Clitheroe Golf Club turn right onto Elbow Wood Drive and follow the road around to the left where the property is located on the right.

### thesmallprint

**Assured Shorthold Tenancy.** Unless stated otherwise properties are available on an Assured Shorthold Tenancy for an initial period of 6 months.

**Viewings.** Viewings of all properties are strictly by appointment with this office.

**Appliances.** Appliances mentioned in the description have not been tested as to their working condition. For a full list of contents and appliances please see the property inventory which will be supplied by Athertons Lettings for managed properties or by the Landlord for non-managed properties.

**Telephone.** Where there is a telephone line in the property reconnection will be at the tenant's expense.

**Damage Deposit.** The successful applicant will be required to pay a Damage Deposit (usually equal to one months rent) which is refundable at the end of the tenancy.

**Rent.** Unless stated otherwise the rent is exclusive of gas, electricity, oil, water, telephone charges and Council Tax. In order to be able to rent this property your annual income should be at least 30 times the monthly rent.

**Standard Charges.** There is an application fee of **£75** plus **£125** for legal tenancy agreements. Payment of the first month's rent & damage deposit to be paid by bank transfer if possible.

### thedisclaimer

#### Property Misdescriptions Act

Athertons Lettings for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permission for use, occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

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