

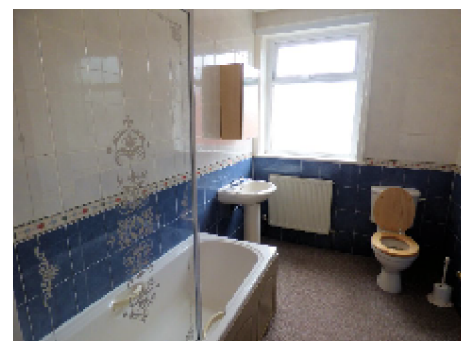


9 Meadow Street, Gt Harwood BB6 7EF

To Let: £400 PCM Unfurnished

A well presented mid-terrace property located on this popular street just a short walk from Great Harwood town centre with its many shops and amenities. The spacious internal accommodation briefly comprises an entrance vestibule and hallway, two reception rooms, fitted kitchen, two bedrooms and a family bathroom. There is a pleasant yard to the rear.

- Pets by negotiation
- Non smokers only



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Ground Floor

Vestibule

Hallway - with staircase to first floor

Sitting Room 11'11" x 10'10" (3.63 x 3.06m) - with feature ornamental fireplace

Lounge 13'10" x 13'0" (4.23 x 3.97m) - with understairs storage area

Kitchen 13'3" x 6'8" (4.06 x 2.03m) - with a range of fitted wall and base units, cooker, plumbing for washer

First Floor

Bedroom 1 13'10" x 11'10" (4.22 x 3.62m) - double with storage cupboard

Bedroom 2 13'1" x 6'11" (3.99 x 2.11m) - large single

Bathroom - with a three piece suite comprising a bath, shower over, low suite wc and wash hand basin

Outside - pleasant rear yard

Council Tax Band A **Energy Efficiency Rating Band D**

Location - From Great Harwood town centre proceed down Queen Street and take the third right onto Clayton Street. Proceed to the T-junction and cross over St Huberts Road onto Meadow Street where No.9 is located on the left.

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.

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:

No person in the employment of Athertons Lettings has any authority to make or give any representations or warranty whatsoever in relation to the property. These particulars are produced for the sole purpose of enabling prospective purchasers and tenants to decide whether they wish to view the property and are set out as a general guide only and do not constitute any part of a contract.