



61 Holgate Street, Great Harwood BB6 7JD

To Let: £450 PCM Unfurnished

A beautifully presented, traditional, end-terrace property located on this popular street close to Great Harwood town centre with its many shops, restaurants and amenities. The spacious internal accommodation briefly comprises a pleasant lounge, separate dining room, modern fitted kitchen, one double and one large single bedroom, modern bathroom. Externally there is a stone flagged patio yard to the rear.

- No Pets
- Non Smokers Only



61 Holgate Street, Great Harwood BB6 7JD

Ground Floor

Entrance Porch

Dining Room - laminate flooring

Lounge - patio door to rear yard, gas fire, understairs storage

Kitchen - very modern, electric oven and hob, fridge, freezer.

First Floor

Bedroom 1 - double, built-in wardrobe/dressing area

Bedroom 2 - single

Bathroom - bath (shower attachment only), wc and wash basin, airing cupboard with combi-boiler, laminate flooring

Outside - stone flagged - very nice

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

Location - From the centre of Great Harwood/Queen Street proceed along Blackburn Road towards Rishton. Take the third turning on the right onto Nowell Street and then turn tight again onto Holgate Street where No.61 is the first property on the right hand side.

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.