



## 39 School Street, Great Harwood BB6 7ET

To Let: £550 PCM Unfurnished

A newly refurbished and beautifully presented end-terrace property located on this quiet street within a short walk of Great Harwood town centre. The spacious internal accommodation briefly comprises an entrance vestibule and hallway, two reception rooms, modern kitchen, three double bedrooms and modern bathroom. Externally there is a small pleasant rear yard with timber shed.

- No Pets
- Non Smokers Only



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**Entrance Vestibule & Hallway** - staircase to the first floor

**Family/Dining Room** 10'5" x 10'4" (3.19 x 3.16m)

**Lounge** 14'10" x 11'2" (4.53 x 3.40m) - stove effect electric fire set in a feature recess fireplace

**Kitchen** 10'8" x 8'8" (3.25 x 2.66m) - range of white gloss wall and base units, electric oven and gas hob, chrome extractor canopy, plumbing for washer

### First Floor

#### Landing Area

**Bedroom 1** 14'10" x 10'4" (4.54 x 3.14m) - large double with recess hanging space

**Bedroom 2** 11'2" x 7'5" (3.41 x 2.27m) - small double with recess hanging space

**Bedroom 3** 10'9" x 8'7" (3.27 x 2.63m) - double

**Bathroom** - bath with shower attachment and glass shower screen, low suite wc, wash hand basin set in a modern vanity unit, chrome heated towel radiator

**Outside** - to the rear of the property is a pleasant yard with timber shed

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

**Location** - From the centre of Great Harwood proceed down Queen Street and turn right into Clayton Street. Continue to the end and turn right onto St. Hubert's Road. Take the first left onto Wellington Street where School Street is the second turning on the right.

**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.