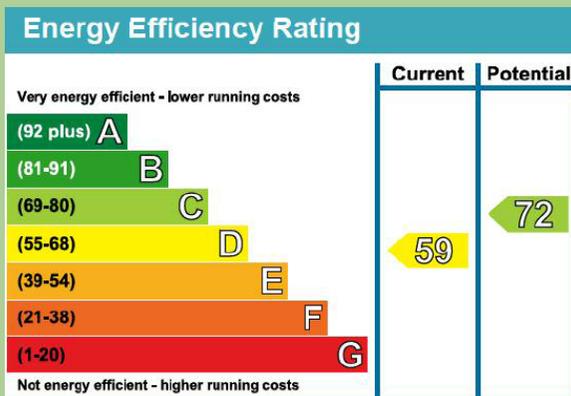




38 Ribblesdale View
Chatburn | BB7 4BB

NWF KAVANAGH
Residential Lettings



38 Ribblesdale View Chatburn Lancashire BB7 4BB

£825 pcm

A deceptively sized mid-terraced house offering four bedrooms, two reception rooms and a well appointed kitchen and bathroom. Property has undergone a complete refurbishment yet retains quality features and open country views from the first floor accommodation. Easy to maintain mid-terraced property located in this popular village setting.

Reception Hallway 4.35m x 1.00m

Traditional style cast iron radiator on a stone floor with access to ground floor accommodation.

Lounge 3.30m x 3.60m

Oak entrance door, stone flagged floor and a wood burning fireplace on a raised hearth. Double glazed window with fitted blind and traditional style cast iron radiator.

Dining room 3.80m x 4.25m

Oak entrance door, stone flagged floor and recessed opening for stove. Open shelving, traditional cast iron radiator and hard wood double glazed doors opening onto the rear patio. Opening to:

Kitchen 3.10m x 1.75m (maximum)

Range of modern fronted wall and base units with stained oak worktops to two sides. One and one quarter bowl with drainer unit, stone flagged floor and opaque door to rear patio. UPVC opening window, electric meter cupboard and oak door to understairs store.

First Floor

Approached via a return staircase with fitted handrail.

Landing 5.30m x 1.50m

Return balustrade and spindles, two smoke detectors, opening UPVC double glazed window and stained hard wood floor. Computer workstation with two double sockets and telephone point. Oak doors to bathroom, bedroom one and bedroom two. Fitted blind to window.

Bedroom One 4.25m x 3.15m

Traditional style cast iron radiator, UPVC double glazed opening window with fitted blind and stained hard wood floor. Oak door, hand-painted brick fireplace with stone hearth.

Bedroom Two 3.35m x 2.60

UPVC double glazed opening window with fitted blinds with views across to Grindleton Fell. Traditional cast iron radiator and stained hard wood floor. Original brick built hand-painted fireplace with stone hearth.

Bathroom 2.00m x 2.25m

Pedestal hand basin, LLWC and panelled bath with shower. Stone flagged floor, double glazed opening window with fitted blind. Traditional style cast iron radiator.

Second Floor

Twin turn return staircase with handrail and spindles.

Bedroom Three 3.50m x 2.20m (plus storage space)

With some reduced head height, this single bedroom offers deceptive size accommodation. Traditional cast iron style radiator, stained hard wood floor and double glazed window. Oak door.

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Bedroom Four 4.30m x 2.65m (minimum)

Deceptive size single bedroom with additional storage space and some reduced head height. Stained oak floor, oak entrance door and opening window. Traditional style cast iron radiator and gas fired boiler supplying domestic hot water and central heating.

External

Stone flagged rear patio with twin opening gates.

Services

Mains gas, mains water, mains electric, mains drainage.

Council Tax Band - B.

CONSTRAINTS: Not suitable for DSS, not suitable for housing benefits, no smokers, pets by application, available immediately upon successful application.

RENT

Unless stated otherwise the rent is exclusive of gas, electricity, oil, water, telephone charges and council tax.

Security Deposit

The equivalent of five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy and applies to Assured Shorthold Tenancies (AST).

Holding Deposit

A holding deposit equal to one weeks rent is payable to demonstrate an applicant's commitment to rent a property. Terms and conditions apply. At any time you are interested in a property, please ask an NWF Kavanagh representative for a full breakdown of permitted payments that may be payable before, during and after a tenancy.

PLEASE NOTE: NWF Kavanagh the clients and any joints agents give notice that:

1 They are not authorised to make or give any representations or warranties in relation to the property neither here or elsewhere. Either on their own behalf or on behalf of their client or otherwise.

They issue no responsibility for any statement that may be made in these particulars. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact.

2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. NWF Kavanagh has not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

3 All illustrations are for indication purposes only and are not to scale.



