



**Rye Flatt Farmhouse - £1,300 pcm**

School Lane, Colne, Lancashire, BB8 7JB

INGHAM & YORKE

Chartered Surveyors & Land Agents



## TO LET

**£1,300 PCM**

- Delightful period semi-detached farmhouse
- Situated in a semi-rural location with off road parking and a private garden
- 3 double bedrooms, 2 en-suite bathrooms and the principal bathroom
- Spacious living room with a woodburning stove
- Located in the heart of Laneshawbridge and within a 5 minute drive of Colne
- Unfurnished and offered immediately on an initial 6 month Assured Shorthold Tenancy



3 Bedroom



3 Bathroom

Set in a small village in a **semi-rural** setting and within a 5 minute drive of Colne, which provides many amenities including supermarkets, shops, schools (both primary and secondary), churches and leisure facilities. Rye Flatt Farmhouse offers **spacious** and characterful living accommodation with plenty of **storage space**.

Upon entering the ground floor an entrance hall leads to the first reception room. utility room and onto a further reception room and the kitchen. Upstairs, to the first floor, there are **three double bedrooms**, two with en-suite bathrooms and the principal bathroom which connects into the master bedroom.

Rye Flatt Farmhouse is suited to families looking for a **characterful** property with a range of amenities located in close proximity.

- Colne - 3 miles
- Burnley - 10 miles
- Skipton - 10.7 miles









**Accommodation details:**

**Ground floor**

Kitchen -	5.45m x 3.57m
Dining Room -	4.06m x 4.35m
Living Room -	6.39m x 4.49m
Utility Room -	3.34m x 2.78m

**First Floor**

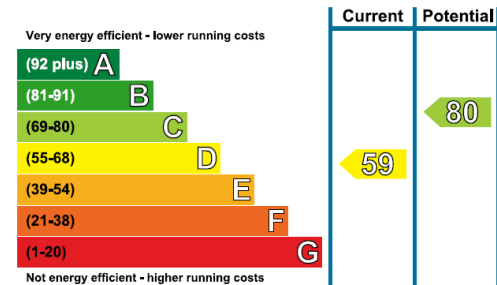
Bedroom 1 -	3.77m x 4.14m
Bedroom 2 (en-suite) -	4.05m x 3.59m
Bedroom 3 (en-suite) -	4.52m x 2.84m

Externally, the property benefits from a private and enclosed garden mostly laid to lawn, with a stone flagged patio and garden shed. There is off road parking for four cars

*Measurements are indicative only and prospective tenants must satisfy themselves of these.*



## General Remarks



**Council Tax:** Band G

**Energy Performance Certificate:** D rating

**Local Authority:** Pendle Borough Council, Number One, Market Street, Nelson, BB9 7LJ  
Tel.: 01282 661 661

**References:** All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of employment and current landlord references (where applicable). Copies of 3 months bank statements and 3 months pay slips will be required. The Agents also reserve the right to undertake a credit check on applicants. If currently residing in rented accommodation a signed copy of your current Tenancy Agreement will also be required. Acceptance of references and offer of the Tenancy is at the Agent's discretion.

**Health and Safety:** The Landlord and Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the property. Do not climb gates or fences. Do not enter any neighbouring property.

*Photographs taken January 2025*

*Subject to Contract*

**Ingham & Yorke LLP** for themselves and as agents for the vendors or lessors of this property give notice that:

All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to be correctness of each of them. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. No person in the employment of Ingham & Yorke LLP has any authority to make or give any representations or warranty whatsoever in relation to the property and all discussions regarding the property referred to in these particulars are subject to contract. These particulars are produced as a general outline and for the sole purpose of enabling prospective purchasers or lessees to make an informed decision regarding the property and do not constitute any part of an offer or contract.

**rightmove** 



**Services:** The property benefits from mains electricity, water and gas with central heating by way of a gas-fired central heating system. The Tenant will be responsible for all charges relating to services connected to the property including water, sewerage, gas, electric, Council Tax, internet and telephone for the full duration of the tenancy.

**Tenancy Terms:** The property will be let on an Assured Shorthold Tenancy agreement for an initial term of 6 months.

**Rent and Deposit:** Following an offer of an Assured Shorthold Tenancy by the Agent and the signing of the Agreements, full payment of 5 weeks rent will be required as a rental deposit. This is returnable and dependant on the state of the property following the end of the tenancy. The deposit will be registered with and held by the Deposit Protection Scheme. The first month's rent will be due on the signing of the Agreements, or a minimum of five days prior to the commencement of the Assured Shorthold Tenancy. Where a guarantor is required, the guarantor will be required to sign the Agreement prior to the commencement of the Tenancy. All applicants will need to provide satisfactory references prior to a tenancy being agreed.

**Viewings:** Viewings are strictly by appointment only with the sole Letting Agents, for the attention of Chris Cowey (01200 423655)

## Clitheroe Office

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