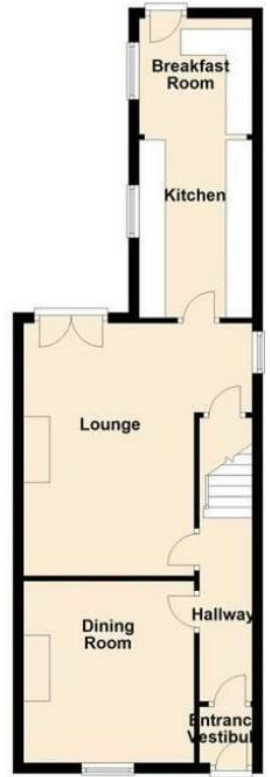


Ground Floor



A fantastic opportunity to acquire this TWO bedroomed terraced dwelling available for rent in the heart of Whalley. Having local bistros, amenities and bars located close by. Also situated closely to transport links, providing easy access to neighbouring towns / cities. Having many noteworthy features and briefly comprising of: a cosy living room, dining room, kitchen, two well proportioned bedrooms and a stunning 3 piece bathroom suite. Externally to the rear elevation you will find an enclosed rear yard with a decked patio area. Early viewings are advised. Council tax Band 'B'.

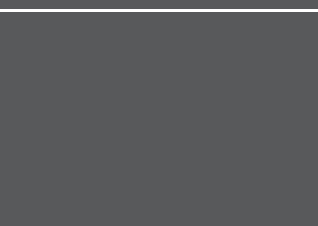
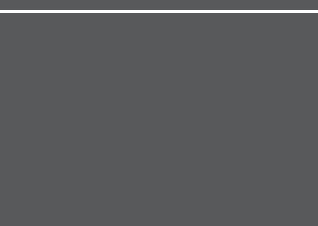
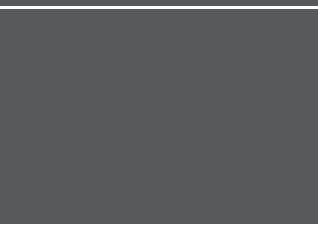
COUNCIL TAX Band:



75 Gisburn Road, Barrowford Lancashire BB9 6DX

t: 01282 560024  
e: info@hilton-horsfall.co.uk  
w: www.hilton-horsfall.co.uk

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



# Queen Street Whalley

£900 PCM







Hilton & Horsfall

wardrobes, 1x central heating radiator and uPVC windows to the rear elevation.

**BATHROOM**

A 3 piece suite comprising of: walk in shower cubicle, low level w.c, vanity sink, recessed LED spotlights, fully tiled flooring and walls, 1x central heating radiator and frosted uPVC window to the rear elevation.

**EXTERNALLY**

Externally to the rear elevation you will find an enclosed yard, having a decked patio area and space for outdoor seating.

**PROPERTY DETAILS**

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

**PUBLISHING**



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**MAIN DESCRIPTION**

A fantastic opportunity to acquire this TWO bedroomed terraced dwelling available for rent in the heart of Whalley. Having local bistros, amenities and bars located close by. Also situated closely to transport links, providing easy access to neighbouring towns / cities. Having many noteworthy features and briefly comprising of: a cosy living room, dining room, kitchen, two well proportioned bedrooms and a stunning 3 piece bathroom suite. Externally to the rear elevation you will find an enclosed rear yard with a decked patio area. Early viewings are advised. Council tax Band 'B'.

**GROUND FLOOR**

On the ground floor you will find:

**LIVING ROOM**

11'10" x 10'6"

A cosy living room having 1x central heating radiator, ceiling coving, space for furniture, television point, log burning stove set within wall feature fireplace, and uPVC double glazed window to the front elevation.

**KITCHEN**

20'0" x 7'1"

A spacious kitchen having fitted base units with

contrasting wood work surfaces over, belfast sink with chrome mixer tap, wood effect flooring, Bosch 4 ring induction hob with chrome extractor hood above, modern anthracite radiator, uPVC window to the rear elevation and uPVC door leading out to the rear yard.

**DINING ROOM**

14'4" x 15'7"

A family sizing dining room with space for tables and chairs, 1x central heating radiator, feature fireplace, ceiling coving, uPVC panelled window to the side elevation and 2x patio doors leading out to the rear yard.

**FIRST FLOOR / LANDING**

On the first floor / landing you will find:

**BEDROOM ONE**

14'6" x 11'11"

A bedroom of double proportions with ceiling coving, 1x central heating radiator, space for wardrobes and drawers, television point and uPVC double glazed windows to the front elevation.

**BEDROOM TWO**

15'1" x 8'7"

Another bedroom of double proportions with fitted

