

3 EAST VIEW  
GRINDLETON  
BB7 4QW  
£1,000 per month

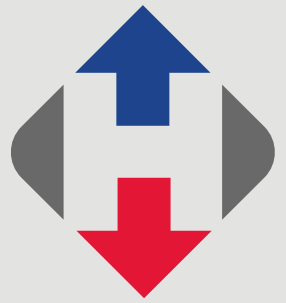


- Mid terrace with open views
- Lounge with fireplace
- Open plan dining room and kitchen
- Prime village location
- Two double bedrooms + Attic room
- Modern kitchen with oven and hob
- Smart modern shower room
- Unfurnished. Min 12-month tenancy.

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**A brick built mid terrace house situated on the edge of Grindleton with stunning open views at the front towards Sawley Brow.**

**The house offers deceptively spacious accommodation across 3 floors with two reception rooms, the spacious dining room is open to a modern kitchen with integrated oven and hob, there is a rear porch and ground floor WC. On the first floor there are two double bedrooms, both with wardrobes and there is a smart modern shower room with walk-in shower. A staircase leads from the landing to a large attic room with two Velux roof lights.**



**Outside there is a forecourt front garden and stone paved yard to the rear. The popular Rum Fox is a few minutes' walk away and Chatburn offers a good range of amenities. Viewing is recommended.**

**LOCATION:** Leave Chatburn in the direction of Grindleton and after crossing over the river East View is the first row of Terraces on the left.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALL:** Varnished wooden floor, staircase off to first floor.

**LOUNGE:** 3.6m x 3.5m (11'9" x 11'5"); attractive views across open countryside, television point, feature fireplace with tiled hearth and cast-iron interior, varnished tongue and groove floorboards. Double doors to:

**DINING ROOM:** 4.7m x 4.2m (15'5" x 13'8"); with coved cornicing, feature fireplace with cast-iron inset and wooden surround, wood effect flooring, understairs storage cupboard. Open to:

**KITCHEN:** 2.6m x 2.6m (8'8" x 8'7"); modern range of grey gloss wall and base units with complementary laminate wood effect work surface and matching up stand, stainless steel sink unit, double electric oven, four ring ceramic hob with stainless steel extractor canopy over, breakfast bar, wood effect flooring, plumbing for washing machine.

**REAR PORCH:** Door to rear yard.

**CLOAKROOM:** Housing two-piece suite comprising low suite w.c. with push button flush and wall-hung wash handbasin, wall-mounted central heating boiler.

**FIRST FLOOR:**

**LANDING:** With spindles and balustrade, window with open views. Staircase to second floor attic room.

**BEDROOM ONE:** 3.5m + wardrobes x 2.9m (11'7" + wardrobes x 9' 5"); range of wardrobes & coved cornicing.

**BEDROOM TWO:** 3.6m x 2.8m (11'10" x 9'4"); with wardrobe.

**SHOWER ROOM:** Housing modern three-piece suite comprising low suite w.c. with push button flush, vanity wash handbasin with mixer tap and storage under, walk in shower with fixed glass panel, fitted thermostatic shower with fixed shower head and separate handheld shower, heated towel rail, tiled floor, part tiled walls.







## SECOND FLOOR

**ATTIC ROOM:** 3.8m x 2.6m usable head space; 3.8m x 2.6m floor measurements (12'5" x 8'7" usable head space; 12'5" x 17'5" floor measurements); Velux windows to front and rear.

**OUTSIDE:** Forecourt garden to front, rear enclosed Indian stone paved rear yard with gated access and cold water tap.

**HEATING:** Gas central heating, double glazing.

**DEPOSIT:** £1,153.00.

**RESTRICTIONS:** No pets and no Smokers.

**EPC:** The energy efficiency rating for this property is D (58).

**COUNCIL TAX:** Band B £1,790.07 (April 2025).

**MINIMUM INITIAL FIXED TERM:** 12 months.

**AVAILABLE:** End of January, 2026.

### Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





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3 East View, Grindleton, BB7 4QW

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