

4 Hey Street, Nelson, BB9 9XH  
£595 Per month  
Council Tax Band: A



Conveniently located close to the M65, with bus routes to Manchester nearby, and just a short distance from Pendle Vale High School, it offers both comfort and practicality.

Step inside to a spacious living room, accessed through a large open archway, featuring a brick fire surround and a gas fire. To the rear, the modern kitchen/diner is arranged in a functional horseshoe layout, fitted with sleek grey gloss wall, base, and drawer units, all complemented by contrasting worktops.

Upstairs, you'll find two generously sized double bedrooms, with the front room boasting lovely sash windows that add character and charm. The bathroom includes a white three-piece suite: a low-level WC, pedestal wash basin, and a panelled bath with overhead shower.

All tenancies are offered on an Assured Shorthold Tenancy (AST) with a minimum term of six months. After this initial period, the agreement automatically continues on a rolling month-to-month basis, unless a new fixed term is agreed.

A holding deposit equivalent to one week's rent is payable upon application. Should the tenancy proceed, this amount will be deducted from the first month's rent.



# Farrar & Forbes

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