



## PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive  
Foulridge  
Colne  
Lancs  
BB8 7NX

# 13 Commercial Street, Barnoldswick

## £395.00 Per Month

- Stunning 1 bedroom cottage over three floors.
- Recently refurbished to a very high standard.
- Large double bedroom.
- Floor area 50m<sup>2</sup> approx.



Tel / Fax : **01282 864315**      Mobile: **07851 867340**

Web Site : [www.pad-2-let.co.uk](http://www.pad-2-let.co.uk)

E-Mail : [info@pad-2-let.co.uk](mailto:info@pad-2-let.co.uk)

Proprietor: Pauline Ann Davies





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**Overview** – Stunning one bedroom stone built back-to-back cottage property over three floors. Recently refurbished to a very high standard whilst retaining the original character and features. Large double bedroom, located within easy reach of the town and amenities.

## Accommodation

### Ground Floor

#### Entrance hall

Front PVC front door with chrome fixings. Exposed stone walls and original door stone lintel. Access to living room via glazed wood internal door.

#### Living Room (4.08m x 4.14m)

Spacious living room, sleek modern stainless steel gas fire, exposed stone wall, Halogen lighting, Chrome sockets, Telephone socket, TV & Sky points, Double radiator with thermostatic control, PVC double glazed window, access to large under stairs storage area. Smoke detector.

### First Floor

#### Landing area

Staircase landing area, providing access to kitchen / dinner and bathroom. Stairs to second floor, Smoke detector.

#### Kitchen / Dinner (4.21m x 2.19m)

Fully fitted kitchen equipped with:-

- Fitted units with stainless steel fixings
- Cream / green tiled.
- Laminate work surfaces.
- Laminate wood flooring.
- Location for fridge/freezer.
- Location and plumbing for washer.
- Gas hob / oven.
- Stainless sink.
- Stainless steel switches and sockets.

Double glazed window, storage cupboard containing boiler, double radiator with thermostat control.

#### Bathroom (1.87m x 2.9m)

White three piece suite, Bath with over electric shower, chrome fixings, white / blue tiled with chrome finishing, single radiator, double storage cupboards.

## Second Floor

### Bedroom (4.13m x 4.12m)

Large double bedroom, two PVC double glazed windows, double radiator with thermostat control, halogen lighting, smoke detector.

## Further Information

- Smoke detectors.
- Leaded PVC Double glazing.
- Gas Central heating.
- Fitted carpets.
- Unfurnished

## Utilities

Gas

Water

Electric

TV & sky Aerial

Telephone

## Deposit Required

Bond – Equivalent to one month rent

Rent – One month in advance

## Restrictions

No Smokers, No Pets

## Viewing

By appointment through our office

## Council tax

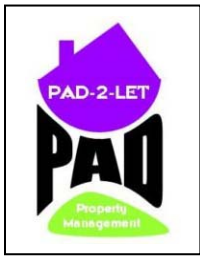
TBA

Applicants who wish to view any of the properties or require any further information should do so by contacting us by telephone, fax or e-mail

Appointments arranged at mutually convenient times 7 days a week.

Please note that all tenancies require:-

- Rent to be paid one calendar month in advance
- A bond equivalent to one months rent.
- Applicants must be a minimum of 21 years of age.
- References from employers, bank, previous landlord (if applicable) and personal references may be required.

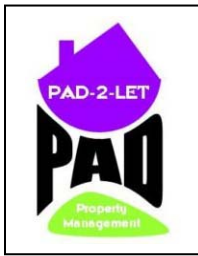


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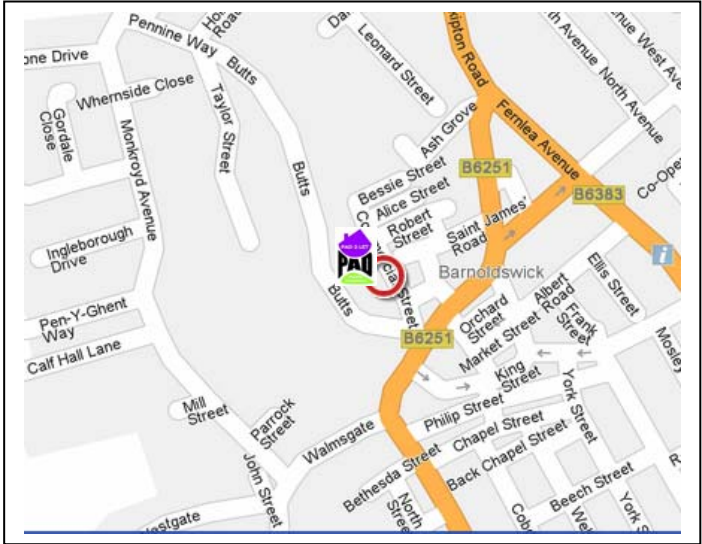
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**Location**

Town location map

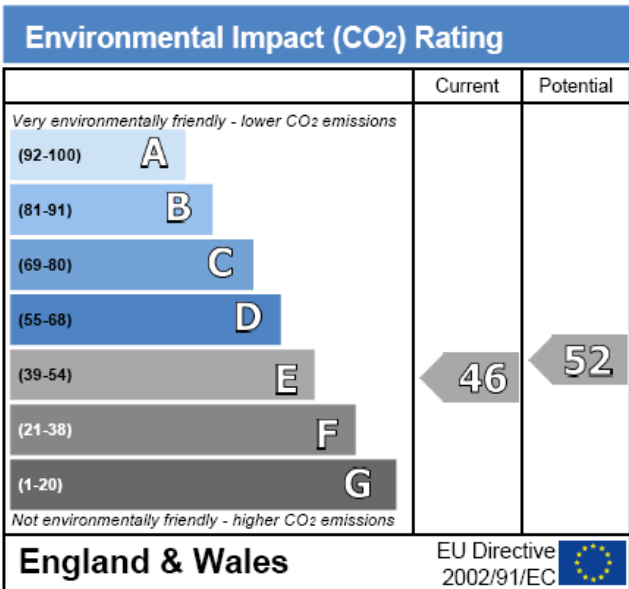
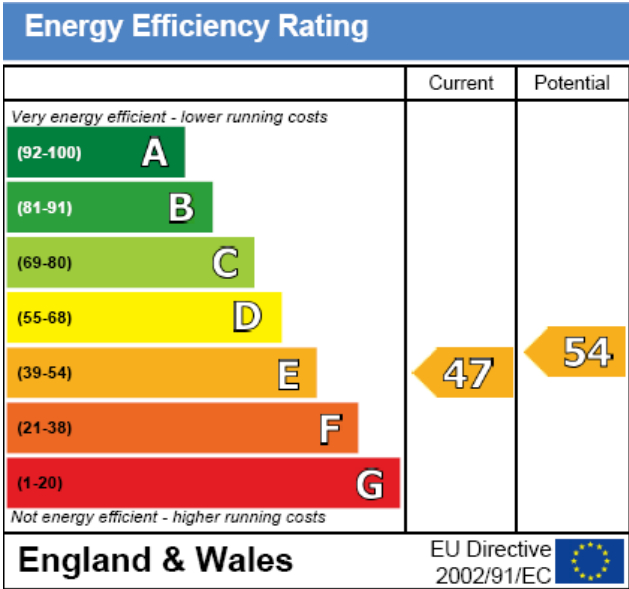


Street location map



**Energy Performance Certificate (EPC)**

A full certificate is available on our web site [www.pad-2-let.co.uk](http://www.pad-2-let.co.uk) or from our office.



**Disclaimer** – Whilst we endeavour to ensure that our property brochures are accurate and reliable based upon the information supplied, these particulars are published as a guide to the property and accuracy cannot be guaranteed. Neither the particulars nor any statement made by or on behalf of PAD-2-LET Limited is intended to form part of a contract, rental agreement or warranty. Any intending purchasers or tenant must satisfy themselves by inspection or otherwise as to the accuracy of each of the statements contained within these particulars.



PAD-2-LET Limited is a member of the “UK association of letting agents”