



# PAD-2-LET Limited

## Property Management

- Full Residential Management Services
- Residential Letting Services

Pad-2-Let Limited  
16 Church Street  
Barnoldswick  
Lancashire  
BB18 5UT

Telephone : (01282) 851000

Mobile : 07851 867340

E-mail : info@pad-2-let.co.uk

# 14 Lindsay Street Burnley

## £400.00 Per Month

- ✓ Two Bedroom Stone Built Mid-Terrace House
- ✓ Fully Refurbished to a high standard
- ✓ Indian Stone Flag Flooring
- ✓ New kitchen & Bathroom
- ✓ uPVC double glazing & central heating



Pad-2-let Limited are a successful family owned letting agent providing specialist management services in quality residential letting's throughout North East Lancashire and West Yorkshire. Our continuing aim is our commitment to provide a professional friendly residential letting and property management service fully focused on the priorities and needs of landlords & tenants

**UKALA**



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### Overview

Fully refurbished two bedroom stone built mid-terrace house comprising of living room with fire place and stone flag flooring, new fitted kitchen with white fitted units, new white three piece bathroom, one double bedroom and one single bedroom, gas central heating, new décor, uPVC framed double glazed windows, enclosed flagged rear yard, conveniently located within a short distance to the local facilities and transport links.

### Accommodation

#### Ground Floor

Entrance to the property is via a timber external door that accesses the living room.

#### Living Room (4.61m x 3.77m)

Indian stone flag flooring, uPVC framed double glazed window, radiator, modern electric fire set within a timber framed fire surround, electric and gas meters housed within fitted cupboards, access to kitchen and staircase to first floor.

#### Kitchen (3.76m x 3.45m)

Extensive range of recently fitted white units comprising base and wall units together with timber working surfaces, stainless steel sink, location for cooker, fridge / freezer and washing machine, stone flag flooring, uPVC framed double glazed window, double panel radiator with thermostatic control, halogen lighting, useful under stairs storage cupboard, partial glazed timber door provides access to the enclosed flagged rear yard.

### First Floor

#### Landing

Fitted carpet, halogen lighting, access to bedrooms 1,2 and house bathroom.

#### Bedroom 1 (4.63m x 3.71m)

Double bedroom to the front elevation, uPVC framed double glazed window, built in wardrobe / cupboard, fitted carpet.

#### Bedroom 2 (2.69m x 2.26m)

Single bedroom to the rear elevation, uPVC framed double glazed window, fitted carpet.

### Bathroom (3.56m x 1.39m)

Modern white three piece suite, comprising panelled bath, pedestal wash basin and low level w.c, chrome fixtures, uPVC framed double glazed window, single panel radiator with thermostatic control, vinyl flooring, cupboard housing central heating boiler.

### External

Enclosed flagged rear yard.

### Further information

Unfurnished

### Services

Electric, Water, Gas, Television socket, Telephone

### Deposit Required

Bond – £525

Rent – One month in advance

### Restrictions

No Smokers, Pets may be considered (please enquire)

### Council tax

Band TBC

### Viewing

By appointment through our office

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 £525 bond
- 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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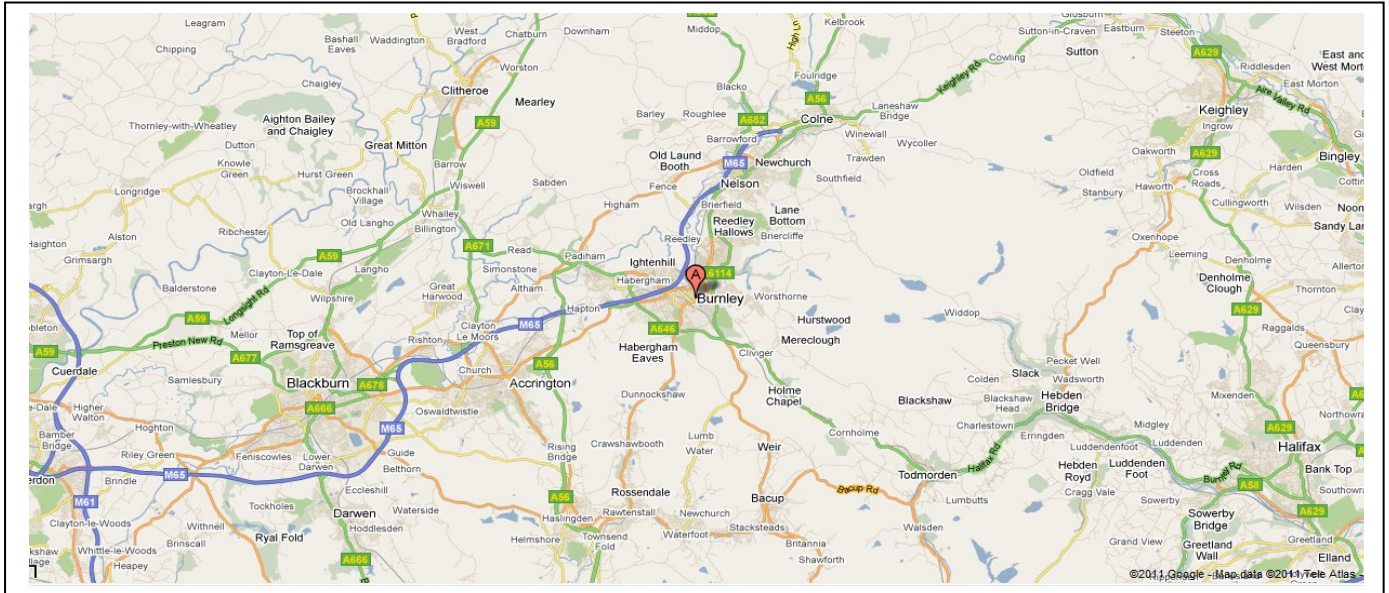
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## Location Maps

## Town location map



## Street location map



**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.



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**Before Printing**

*Please consider the environment*

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