



# 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

# 16A Church Street Barnoldswick

## £395.00 Per Month

- ✓ Three bedroom flat
- ✓ Recently decorated with new carpets
- ✓ Central Location
- ✓ Accommodation distributed over two floors
- ✓ Partial Double glazing & gas central heating



Pad-2-let Limited are a successful family owned letting agent providing specialist management services in quality residential lettings 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

Three bedroom flat, convenient central location with excellent access to the town centre amenities & transport links. This property offers flexible accommodation set over two floors, with the living room, double bedroom, single bedroom / study, bathroom, fitted kitchen located on the first floor with a large double bedroom on the second floor, gas central heating, newly decorated with new fitted carpets

### Accommodation

#### Ground Floor

##### Entrance Hall

External timber door provides a communal entrance hall which is shared with the estate agent office. Stairs to the first floor is accessed via a separate internally locked timber door.

#### First Floor

##### Central hallway

Access to living room, bedrooms 1,2, house bathroom kitchen and storage cupboard, smoke detector.

##### Living Room (4.11m x 3.33m max)

Timber framed sash window, fitted carpet, double panel radiator with thermostatic control, telephone socket, television point.

##### Kitchen (2.95m x 2.06m)

Range of fitted units comprising base and wall units together with working surfaces having complementary tiled walls, integral hob and oven, central heating boiler, single panel radiator with thermostatic control, uPVC framed double glazed window.

##### Bedroom 1 (3.56m x 3.10m)

Double bedroom located to the front elevation, timber framed sash window, fitted carpet, double panel radiator with thermostatic control, telephone socket.

##### Bedroom 2 (2.40m x 1.84m)

Single bedroom / study located to the front elevation, timber framed sash window, fitted carpet, single panel radiator with thermostatic control

##### Bathroom (3.10m x 1.94m)

Modern three piece suite, comprising panelled bath having shower over with glazed screen chrome thermal valve control, pedestal wash basin and low level w.c, uPVC double glazed window, double panel radiator.

### Second Floor

#### Bedroom 3 (4.71m x 3.76m)

Two velux windows, fitted carpet, under eaves storage cupboards, double panel radiator with thermostatic control.

### Further information

Unfurnished

### Services

Electric, Water, Gas, Television socket, Telephone

### Deposit Required

Bond – £495

Rent – One month in advance

### Restrictions

No Smokers, No DSS / Housing Benefits, No Pets

### 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 £495 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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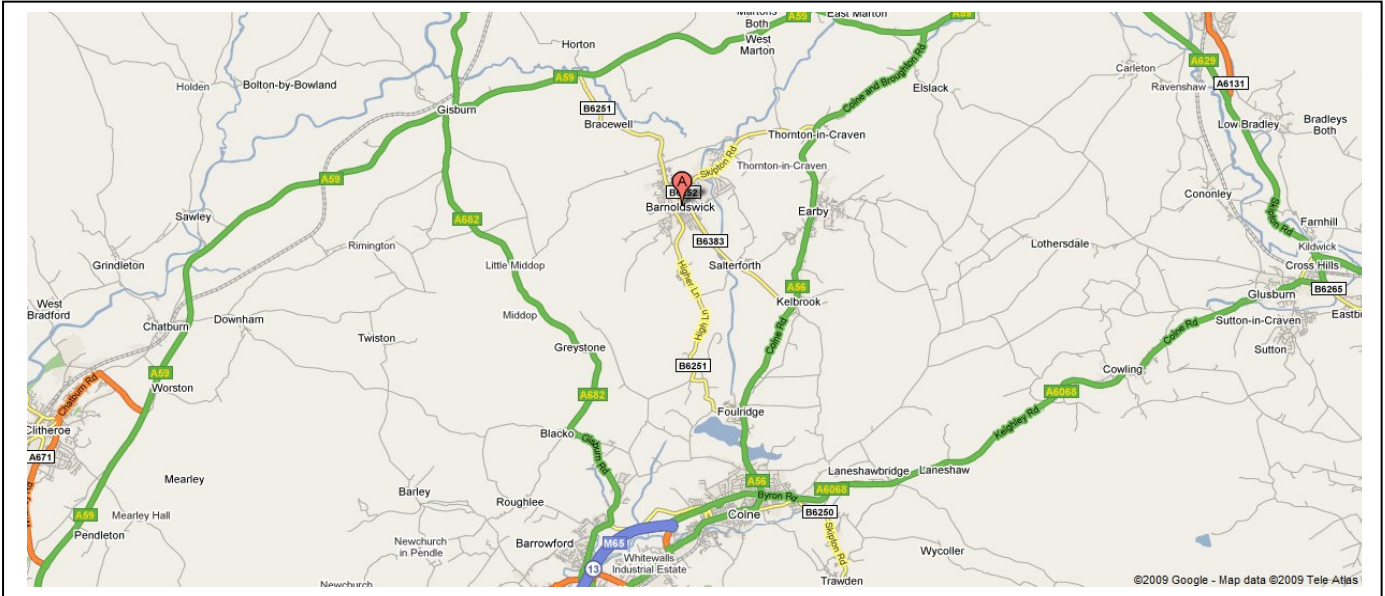
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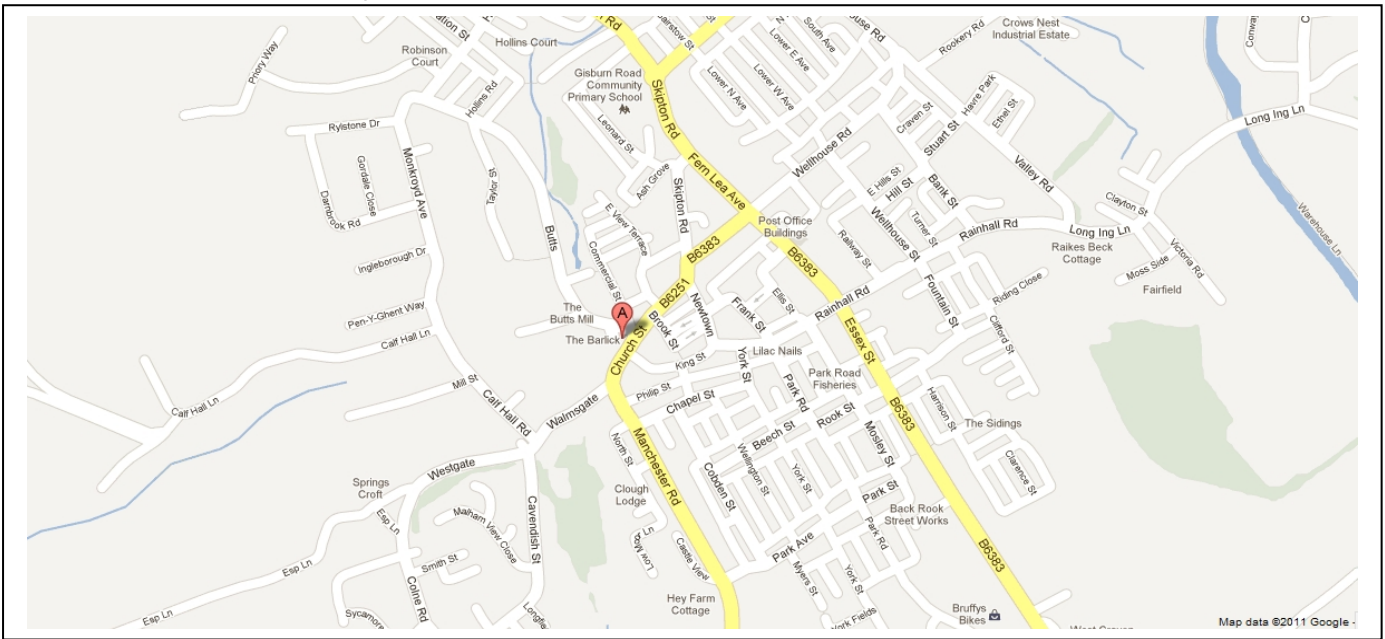
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## Location Maps

### 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.



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

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**Before Printing**

*Please consider the environment*

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