



PAD-2-LET Property Management

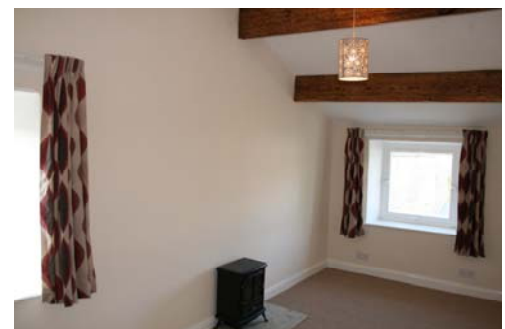
- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive
Foulridge
Colne
Lancs
BB8 7NX

16 St James Square, Banoldswick

£360 Per Month

- ✓ Stunning 2 bedroom cottage over three floors
- ✓ Recently refurbished to a very high standard
- ✓ Central location
- ✓ Gas central heating
- ✓ Small garden / patio area.



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Proprietor: Pauline Ann Davies





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Overview

Stunning two 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. The property briefly comprises open plan kitchen / dinner, two bedrooms, modern house bathroom. The property also benefits from gas central heating and is located within easy reach of the town and amenities.

Accommodation

Ground Floor

Kitchen (4.15m x 4.18m)

Timber / glazed entrance door provides access to the property via the kitchen. Fitted kitchen, tile flooring, stainless steel sink, integral oven / hob, timber framed bay style window, location and plumbing for washer, halogen lighting, heat detector, cupboard houses the Remeha combination boiler.

Internal timber door provides access to under stairs storage cupboard. Original stone staircase provides access to the first floor.

First Floor

Landing (2.02m x 1.11m)

Access to bedrooms 1, house bathroom and staircase to the second floor. Smoke detector, built in storage cupboard.

Bedroom 1 (4.26m x 2.21m)

Timber framed window, double radiator with thermostatic control, television point, carpet.

Bathroom (1.83m x 2.70m)

Three piece white bathroom suite, bath with over shower, chrome fixtures, timber framed window, built in storage cupboards, single radiator with thermostatic control, vinyl flooring, halogen lighting.

Second Floor

Living room (5.07m x 2.24m (3.42max))

"L" shaped living room, electric "wood burner" style fire, original exposed beams, double radiator with thermostatic control, timber framed window, smoke detector, access to the second bedroom.

Bedroom 2 (1.80m x 3.12m)

Timber framed window, single radiator with thermostatic control, carpet, exposed beams.

External

Small garden / patio area to the front of the property

Further information

- UPVC double glazing
- Fitted carpets
- Gas central heating
- Smoke detectors
- Unfurnished

Services

- Electric
- Gas
- Water
- TV point

Deposit Required

Bond – £460

Rent – One month in advance

Restrictions

No smokers, No pets, No DSS or housing benefits

Council tax

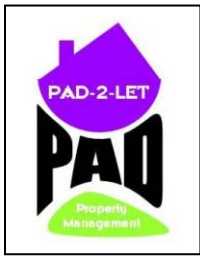
Band TBC

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 is required.
- 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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Pictures

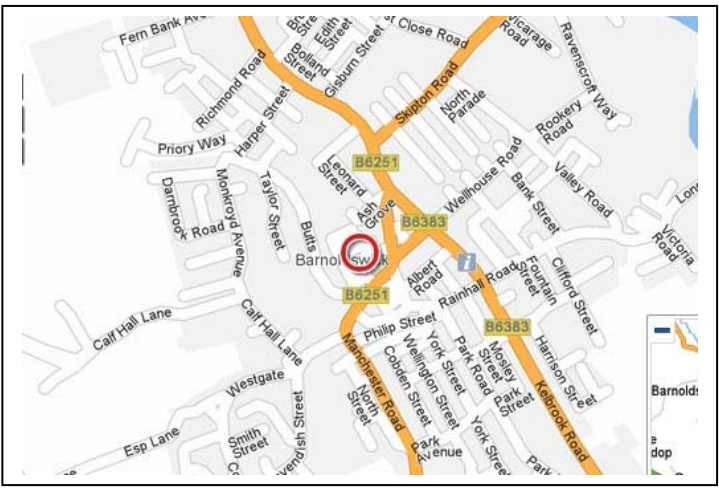


Location Maps

Town location map



Street location map



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