



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

18 Bairstow Street Barnoldswick

£400.00 Per Month

- ✓ Traditional two bedroom mid-terrace house
- ✓ Two Reception Rooms
- ✓ Fitted Kitchen
- ✓ Double glazing & gas central heating
- ✓ Short distance to local amenities and transport links



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





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Overview

Well presented traditional two bedroom mid-terrace house, comprising of two good sized reception rooms, fitted kitchen with oven, hob and fridge, one double bedroom, one single bedroom, bathroom complete with modern white three piece suite, gas central heating, double glazing, fitted carpets, outbuilding, enclosed rear yard, good access to local amenities and transportation links.

Accommodation

Ground Floor

Entrance to the property is via a partial glazed uPVC door that accesses the first reception room.

Living room (3.89m x 3.34m)

uPVC double glazed window, fitted carpet, gas operated fire with a feature timber surround, telephone socket, television socket, double radiator with thermostatic control, smoke detector, staircase to first floor, access to dining room.

Dining room (3.87m x 3.95m)

uPVC double glazed window, fitted carpet, television point, telephone point, double radiator with thermostatic control, gas fire set within a timber surround, under stairs storage cupboard, open plan access to the kitchen.

Kitchen

Kitchen comprising of "Light oak" coloured fronted base, wall and drawer units, laminate work surfaces with stainless steel sink, integrated gas hob and oven, uPVC framed double glazed window, uPVC rear door, vinyl flooring.

First Floor

Landing

Fitted carpet, loft hatch, smoke detector, access to bedroom 1, 2 and house bathroom.

House Bathroom (2.93m x 1.84m)

Three piece suite in comprising of a panelled bath / over-shower with chrome thermostatic mixer valve, single radiator with thermostatic control, tiled partial tiled walls, uPVC framed double glazed window, chrome towel rail, boiler, vinyl flooring.

Bedroom 1 (3.35m x 3.51m)

Located to the front of the property, fitted carpet, fitted wardrobe, uPVC double glazed window, telephone socket, double radiator with thermostatic control.

Bedroom 2 (3.86m x 1.86m)

Single bedroom located to the rear of the property, fitted carpet, built in wardrobe, uPVC framed double glazed window, double radiator with thermostatic control.

External

Outbuilding, enclosed rear yard.

Further information

Unfurnished

Services

Electric, Water, Gas, Television socket, Telephone socket.

Deposit Required

Bond – £500

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 £500 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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PAD-2-LET Limited is a member of the **“UK association of letting agents”**

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