



## PAD-2-LET Limited Property Management

- Full Residential Management Services
- Residential Letting Services

Pad-2-Let Limited  
1 Pasture Drive  
Foulridge  
Colne  
Lancashire  
BB8 7NX

Telephone / Fax : (01282) 864315

Mobile : 07851 867340

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

# 19A Albert Road Barnoldswick

## £390 Per Month

- ✓ Spacious Two bedroom flat
- ✓ Recently redecorated
- ✓ Distributed over three floors
- ✓ Fitted kitchen
- ✓ Conveniently located within the town centre providing excellent access to the centre 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

**UKALA**



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## Overview

Spacious two bedroom flat, recently fully decorated. This accommodation is distributed over three floors and comprises of entrance hall, fitted kitchen, three piece house bathroom suite in white and separate corner shower, two bedrooms, uPVC / timber framed double glazing, central heating, door entry system, conveniently located within town centre providing excellent access to all the local amenities and transport facilities offered by Barnoldswick.

## Accommodation

### Ground Floor

#### Entrance hall

Access via timber door, door entry system, staircase to first floor.

### First Floor

#### Landing (4.67m x 1.57m maximum)

Access to living room, kitchen, bathroom, staircase to second floor, door entry phone, central heating single radiator with thermostatic control, smoke detector.

#### Living Room (4.31m x 3.58m)

uPVC double glazed window, laminate wood flooring, television point, telephone point, satellite point, central heating double radiator with thermostatic control, gas fire.

#### Kitchen (4.09m x 2.62m)

Fitted kitchen comprising of white base, wall and drawer units, laminate work surfaces and tiled splash areas, laminate flooring, white "Ariston" gas hob with extractor hood, separate white "Ariston" oven, location and plumbing for automatic washing machine, white sink unit, timber framed double glazed window, useful fitted storage cupboards, "Halstead" central heating boiler.

#### House Bathroom (2.80m x 2.36m)

Three piece suite in white comprising pedestal hand wash basin and a low level wc, separate corner shower unit with chrome mixture, partial tiled walls, laminate flooring, central heating double radiator with thermostatic control, uPVC double glazed window with opaque glass, extractor fan.

## Second Floor

### Landing

Access to bedroom 1 and 2, smoke detector.

#### Bedroom 1 (3.43m x 2.85m)

Bedroom situated to the rear of the property, fitted carpet, central heating double radiator with thermostatic control, timber framed double glazed skylight window, television point, built in storage cupboard.

#### Bedroom 2 (4.26m x 2.12m)

Located to the front of the property, fitted carpet, central heating double radiator with thermostatic control, fitted wardrobes, timber framed double glazing.

### External

Flagged Rear yard, door access system phone.

### Further information

Central heating, uPVC / timber framed double glazing, fitted carpets.

### Services

Gas, electric, mains water, TV points, telephone.

### Deposit Required

Bond – £490

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 £490 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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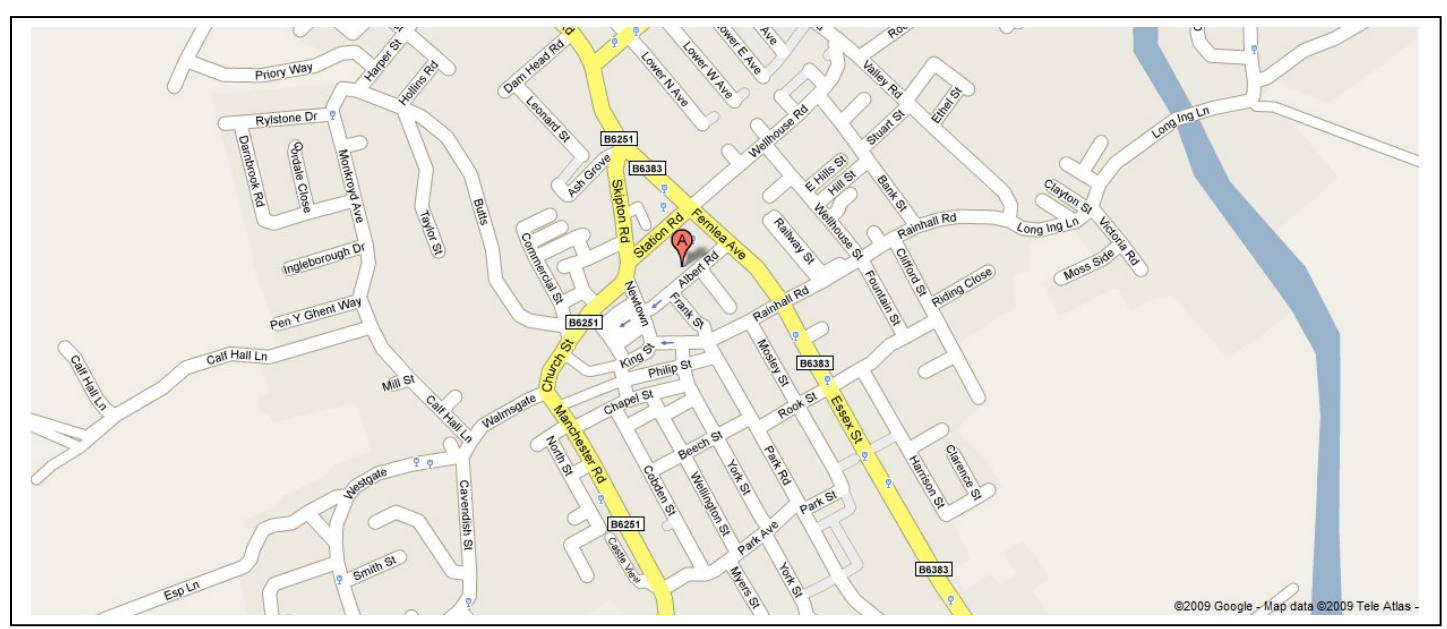
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## Location Maps Town location map



## Street location map



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

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