



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

26 Varley Street Colne

£410.00 Per Month

- ✓ TWO bedroom stone built mid-terrace house.
- ✓ Located within close to Park High school and short distance to town centre.
- ✓ Recent fitted kitchen
- ✓ Total floor area of 62m²



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 – two bedroom stone built mid-terrace, situated close to Park high school. The property comprises; living room, breakfast kitchen with modern fitted units, cooker & hob, double bedroom, single bedroom, bathroom with bath & shower, multi point gas central heating, double glazing, carpets, rear yard with decking area.

Accommodation

Ground Floor

Living room (4.41m x 3.31m)

- Fitted carpet.
- Electric fire.
- TV Socket.
- Radiator with thermostatic control.

Dining/kitchen (3.93m x 3.93m)

Attractive range of base and wall units in contemporary light wood style providing contrasting worktop surfaces having tiled surrounds and tiled flooring.

- Stainless steel sink with drainer unit.
- Stainless "indesit" gas hob and oven.
- Stainless extractor hood.
- Under stairs cupboard area.
- Tiled floor.
- Door leading to the patio area and shed.
- Double radiator with thermostatic control.

First Floor

Landing (3.08m x 2.07m)

- "L" shaped landing area.
- Double radiator with thermostatic control.

Bedroom 1 (3.32m x 3.31m)

- Double bedroom.
- Fitted carpet.
- Double radiator with thermostatic control.

Bedroom 2 (2.78m x 3.02m)

- Single bedroom
- Fitted carpet.
- Double radiator with thermostatic control

Bathroom (1.97m x 1.57m)

- Three piece white suite.
- Chrome fittings.

External

- Small garden area to front.
- Rear yard.
- Decking area..

Additional information

- Double glazing
- Central heating.
- TV socket.
- BT Socket.

Deposit Required

Bond – £510

Rent – One month in advance

Restrictions

No Smokers, No Pets, No DSS / housing benefits

Council tax

Band A

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.
- 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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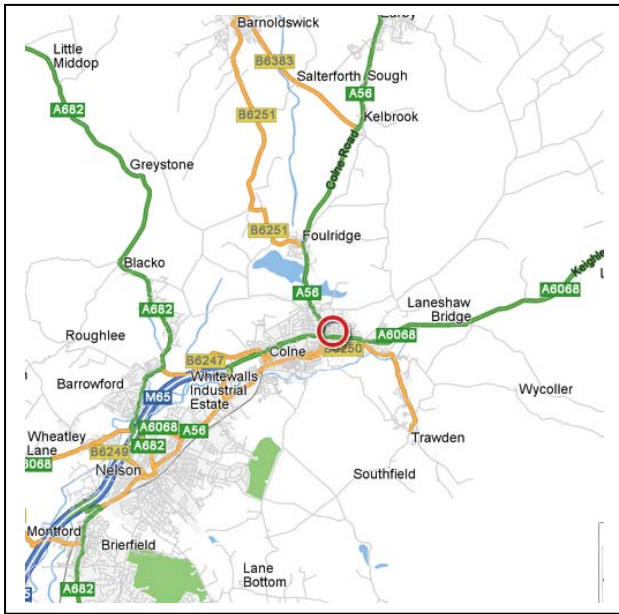
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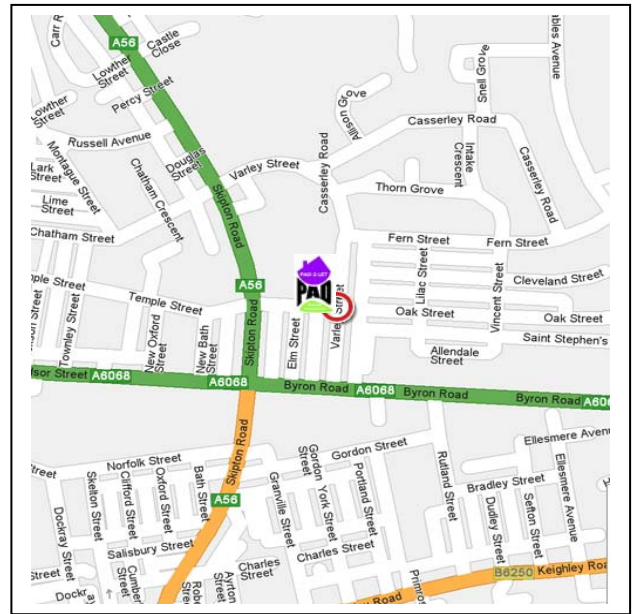
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Location

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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