



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

2 Gisburn Road Hellifield

£400.00 Per Month

- ✓ Two Bedroom traditional cottage
- ✓ Central Village location
- ✓ Fitted Kitchen
- ✓ Traditional features
- ✓ Double glazing & gas central heating



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



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

Overview

Traditional two bedroom stone built cottage located within the desirable village location of Hellifield, comprising of entrance hall, living room with feature open fire place, fitted kitchen with flagged flooring, two double bedrooms with feature beams, house bathroom with white three piece suite, landing with cast iron fire place, cobbled forecourt, off road parking, central village location.

Accommodation

Ground Floor

Entrance to the property is via a partial glazed timber door that accesses the entrance hall.

Entrance Hall

Tile flooring, internal timber door accesses the living room.

Living room (4.45m x 3.63m max)

"L" shaped room, uPVC framed double glazed window, fitted carpet, open fire set within a feature stone fire surround, under stairs cupboard, television and satellite point, open staircase to the first floor, access to kitchen, double radiator with thermostatic control.

Kitchen (3.71m x 2.64m)

Kitchen comprising of "pine" colour fronted base, wall and drawer units with wood handles, laminate work surfaces with cream steel sink, free standing fridge / freezer, white gas hob, white "Siemens" oven, timber framed double glazed window, location and plumbing for automatic washing machine, flag floor, timber door accesses the rear of the property.

First Floor

Landing

Stripped wood flooring, loft hatch, feature cast iron fire place, access to bedrooms 1,2 and house bathroom.

House Bathroom (2.36m x 2.5m max)

"L-shape" room, three piece suite in white comprising of a panelled bath / over-shower with chrome thermostatic mixer valve, single radiator, tiled partial tiled walls, extractor fan, stripped wood flooring.

Bedroom 1 (3.69m x 2.85m)

Located to the front of the property, uPVC framed double glazed window, stripped wood flooring, stripped timber door, feature beam, double radiator with thermostatic control.

Bedroom 2 (3.70m x 2.64m)

Located to the rear of the property, timber sash window, stripped wood flooring, stripped timber door, feature beam, fitted cupboards, single radiator with thermostatic control.

External

Cobbled forecourt with small garden, off road parking.

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



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





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





PAD-2-LET Limited Property Management

- Full Residential Management Services
- Residential Letting Services

Pad-2-Let Limited
16 Church Street
Barnoldswick
Lancashire
BB18 5UT

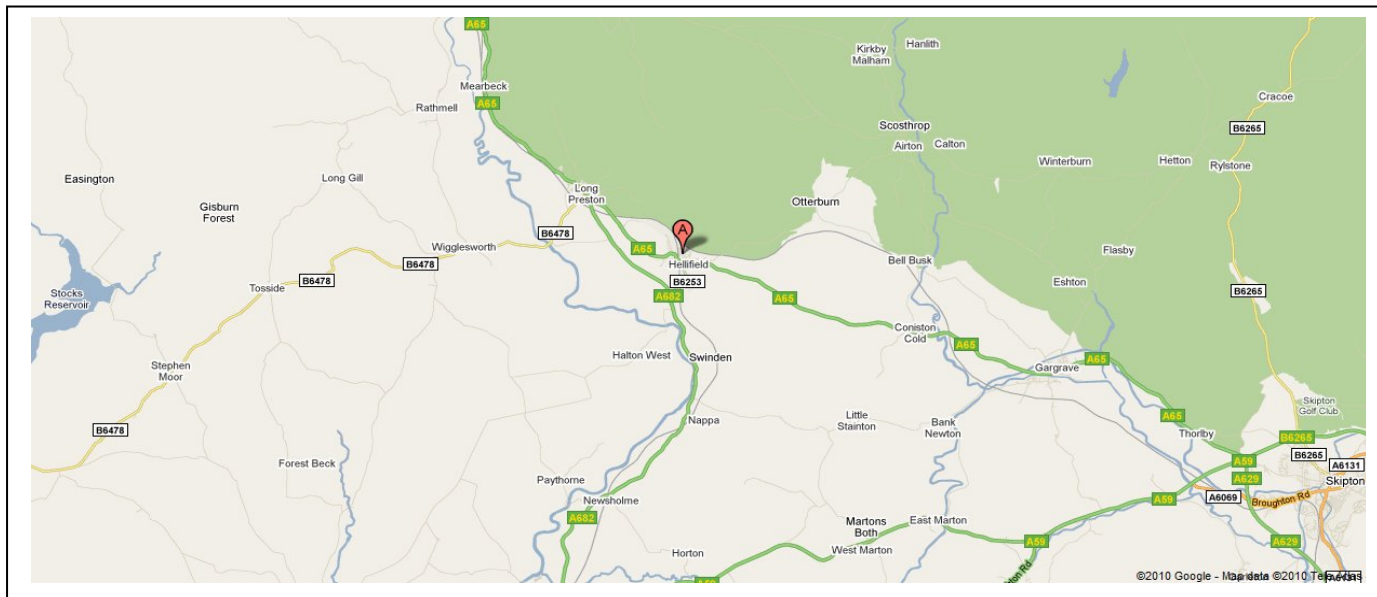
Telephone : (01282) 851000

Mobile : 07851 867340

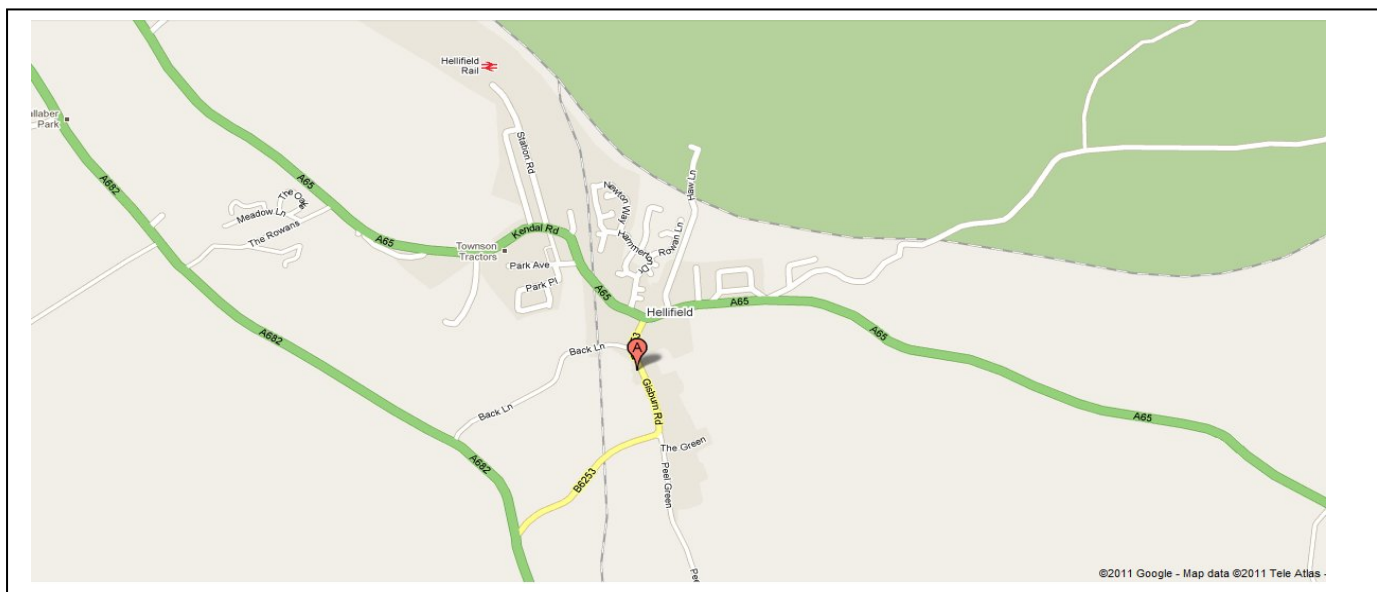
E-mail : info@pad-2-let.co.uk

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”**
PAD-2-LET Limited Registered Company Number 06526327



Before Printing
Please consider the environment

Find your dream PAD with PAD-2-LET.....



www.Pad-2-Let.co.uk