



# 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

# 30 Gisburn Road

## Barnoldswick

### £475.00 Per Month

- ✓ Three Bedroom Mid-Terrace House
- ✓ Garden Fronted
- ✓ Two Reception Rooms
- ✓ Rear utility / store
- ✓ 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





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### Overview

Three bedroom garden fronted mid-terrace house, comprising of entrance vestibule; hallway; two reception rooms; new fitted cream/black kitchen; useful rear utility and storage area, white three piece bathroom complete with new over bath electric shower; one double bedroom; two large single bedrooms; gas central heating; uPVC double glazing; fitted carpet; low maintenance garden to the front and enclosed rear yard to the rear; conveniently located for access to local amenities and facilities.

### Accommodation

#### Ground Floor

##### Vestibule

Entrance via a partial glazed uPVC door, access to the hallway is via a internal timber door.

##### Hallway

Fitted carpet, single panel radiator, telephone socket, halogen lighting, smoke detector, access to both reception rooms and stairs to the first floor.

##### Reception Room 1 (5.12m x 3.24m max)

Stone fire surround housing gas fire, fitted carpet, uPVC framed bay style window, satellite and television points, double panel radiator with thermostatic control.

##### Reception Room 2 (4.37m x 4.53m)

Stone fire surround housing gas fire, fitted carpet, uPVC framed double glazed window, television point, double panel radiator with thermostatic control, under stairs storage, access to kitchen.

##### Kitchen (3.03m x 1.92m)

Extensive range of recently fitted units comprising base and wall units in cream together with black working surfaces and complementary tiled walls, integrated stainless steel oven and hob, stainless steel sink, uPVC framed double glazed window, recessed halogen down-lighting, vinyl flooring, heat detector, access to utility / store room.

##### Utility / store

Flagged floor, lighting, sink, uPVC framed double glazed window, uPVC door provides access to enclosed rear yard, boiler.

#### First Floor

##### Landing

Fitted carpet, smoke detector, glass roof light, access to bedrooms 1,2,3 and house bathroom.

##### Bathroom (1.79m x 1.70m)

Modern three piece suite, comprising panelled bath having electric shower over with glazed screen pedestal wash basin and low level w.c, vinyl flooring.

##### Bathroom 1 (4.41m x 3.96m)

Double bedroom to the front elevation, uPVC framed double glazed window, single panel radiator with thermostatic control, fitted carpet.

##### Bathroom 2 (3.81m x 2.11m)

Single bedroom to the rear elevation, uPVC framed double glazed window, single panel radiator with thermostatic control, fitted carpet.

##### Bathroom 3 (3.62m x 2.13m)

Single bedroom to the rear elevation, uPVC framed double glazed window, single panel radiator with thermostatic control, fitted carpet.

#### External

Low maintenance garden to the front and enclosed rear yard to the rear

#### Further information

Unfurnished

#### Services

Electric, Water, Gas, Television socket, Telephone

#### Deposit Required

Bond – £575

Rent – One month in advance

#### Restrictions

No Smokers, No DSS / Housing Benefits, Pets may be considered on enquiry.

#### 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 £575 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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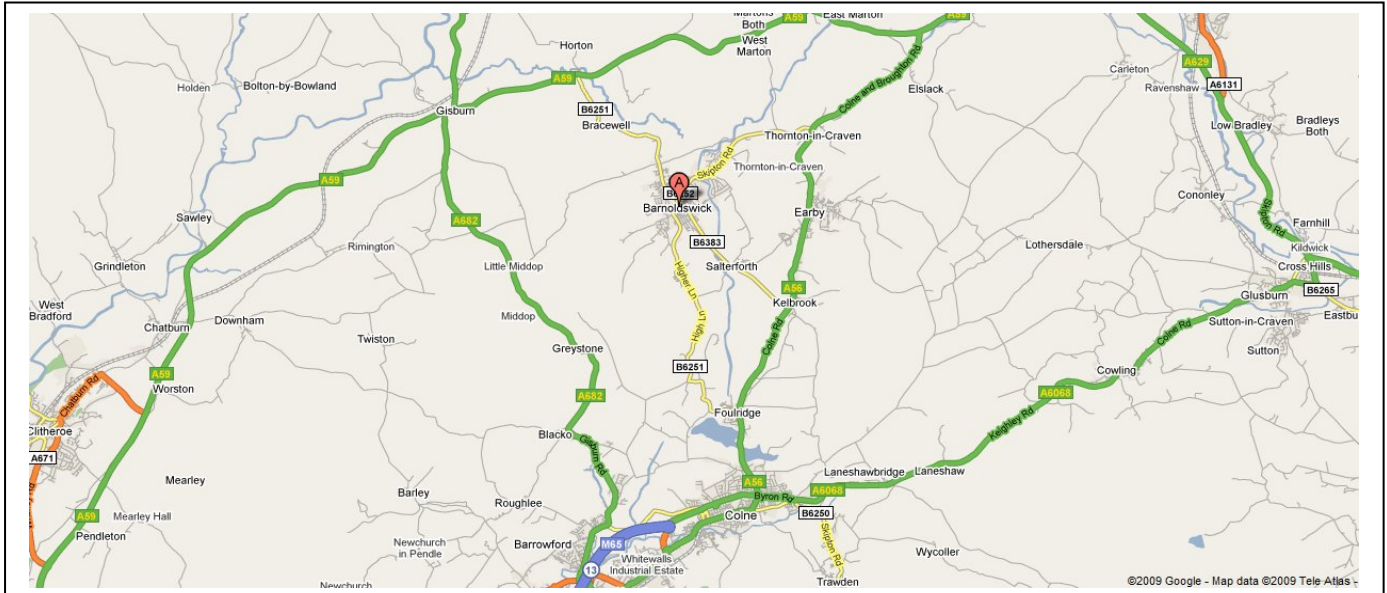
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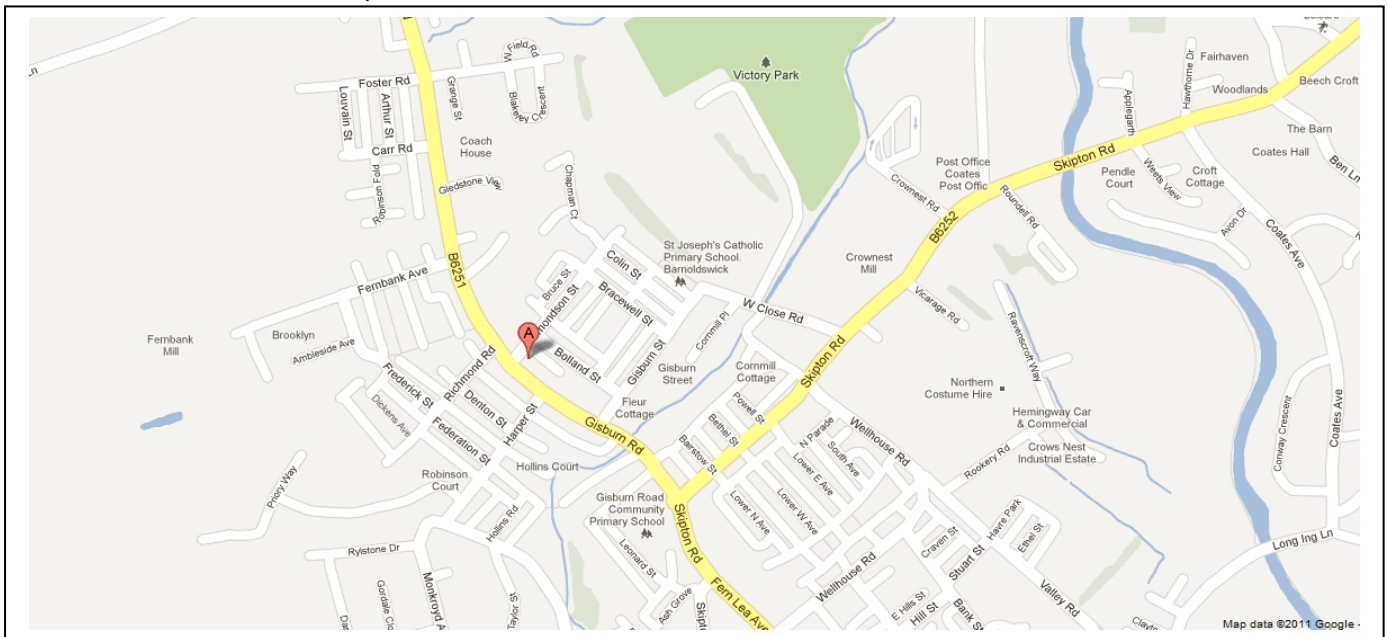
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## Location Maps

### Town location map



### Street location map



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