



# 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

# 34 Lower East Ave

## Barnoldswick

£425.00 Per Month

- ✓ Two Bedroom Garden Fronted Terrace
- ✓ Double glazing & gas central heating
- ✓ Fitted Kitchen
- ✓ Two Double Bedrooms
- ✓ Available as part-furnished (optional)



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





# 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

Garden fronted mid terrace house, one reception room electric fire, maple effect fitted kitchen with electric oven and gas hob, fridge freezer, two double bedrooms, bathroom with white suite and electric shower over bath, paved rear yard, low maintenance pebble front garden, gas multi point central heating, double glazing, available as part furnished (optional)

### Accommodation

#### Ground Floor

##### Living Room (3.94m x 3.62m)

Entry to the property is via a partial double glazed uPVC door which accesses the living room. Fitted carpet, uPVC framed double glazed bay window, double panel radiator, modern stainless steel electric fire, access to kitchen.

##### Kitchen (3.16m x 2.82m)

Fully fitted kitchen with Maple effect fitted units and stainless steel fixings, integral stainless steel electric oven and gas hob, stainless steel cooker extraction unit, fridge freezer, location and plumbing for automatic washing machine, double panel radiator with thermostatic control, under stairs storage cupboard, uPVC framed double glazed window, uPVC stable door provides access to the paved rear yard, access to the first floor.

#### First Floor

##### Landing

Fitted carpet, loft hatch, access to bedrooms 1,2 and house bathroom.

##### Bedroom 1 (3.06m x 2.66m)

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

##### Bedroom 2 (2.75m x 2.67m)

Double bedroom to the rear elevation, built-in cupboard, uPVC framed double glazed window, fitted carpet, single panel radiator with thermostatic control.

##### Bathroom (1.85m x 1.81m)

White three piece suite, including panel bath with electric over shower and glass screen, vinyl flooring, single panel radiator, extractor fan.

### External

Paved rear yard, low maintenance pebble front garden

### Further information

Available as either, unfurnished or part-furnished.

### Services

Electric, Water, Gas, Television socket, Telephone

### Deposit Required

Bond – £525

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 £525 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

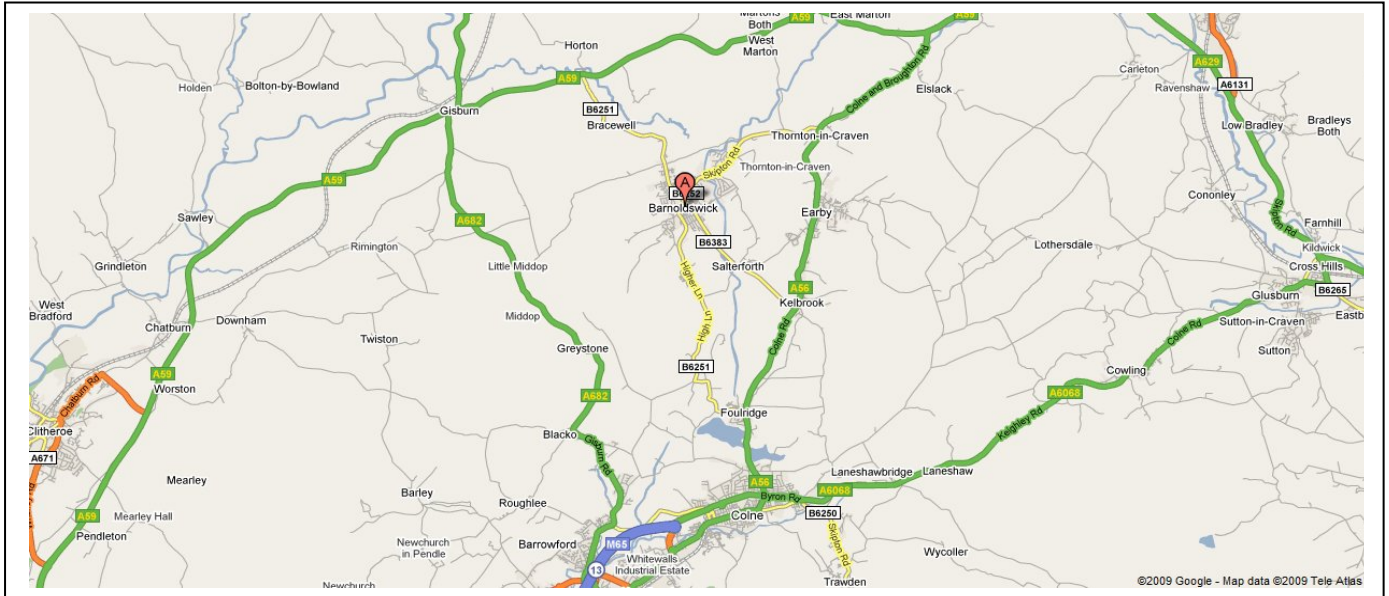
Telephone : (01282) 851000

Mobile : 07851 867340

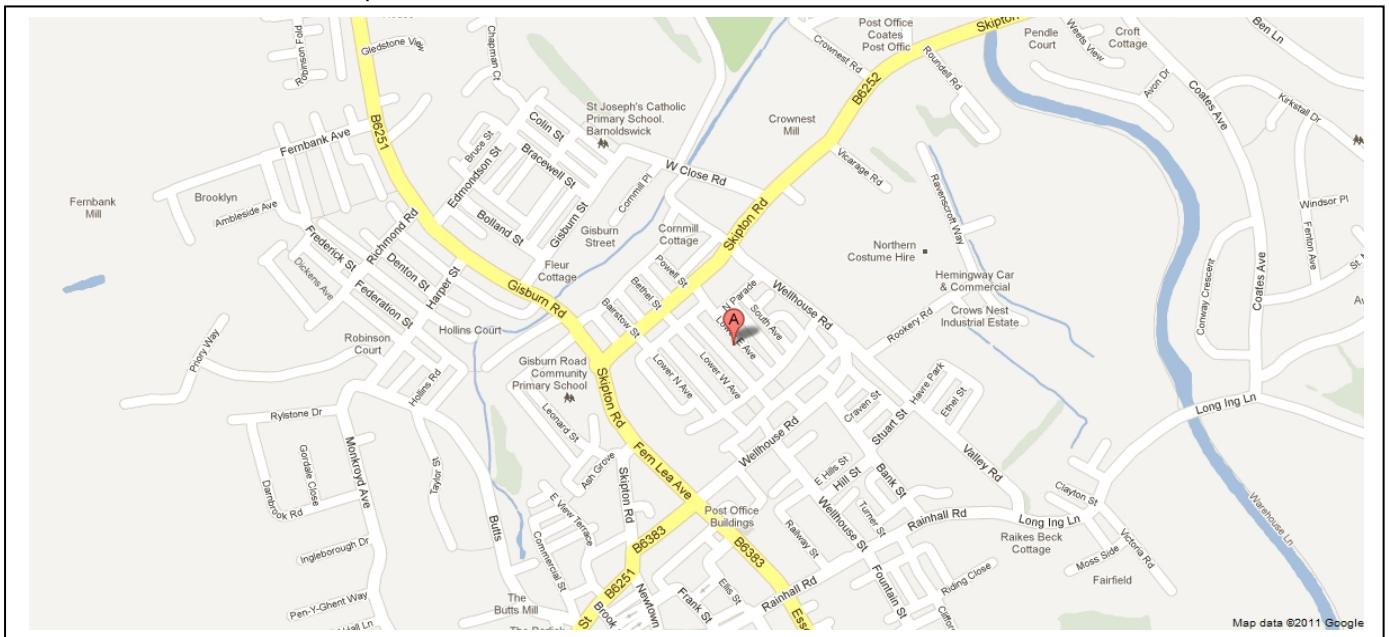
E-mail : info@pad-2-let.co.uk

## 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.....

