



## 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)

# 3 Church View, Gisburn

## £495.00 Per Month

- ✓ Two Bedroom cottage
- ✓ Central village location
- ✓ Garden
- ✓ One Reception Rooms
- ✓ Fitted Kitchen
- ✓ Partial double glazing & 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**



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### Overview

Excellent presented two bedroom cottage located within the desirable village location of Gisburn, this lovely feature cottage comprises of living room, open plan kitchen / dining room, fitted kitchen, one double bedroom with views of the village church, one single bedroom, house bathroom, new fitted carpets, partial double glazing, rear garden, off road parking for two vehicles, conveniently located for good access to the local market towns of Clitheroe and Skipton.

### Accommodation

#### Ground Floor

Entrance to the property is via a timber door that accesses the living room.

#### Living room (4.83m x 3.90m)

uPVC double glazed window, fitted carpet, stone fire place, television socket, double radiator with thermostatic control, under stairs storage cupboard, access to kitchen.

#### Kitchen / Dining room (3.90m x 2.81m)

Open plan kitchen / dining room.

#### Kitchen

Kitchen comprising of "Pine" fronted base, wall and drawer units, laminate work surfaces with 1 1/2 sink, electric hob and oven, timber framed double glazed window, tile flooring, timber door provides access to the rear of the property.

#### Dining area

Fitted carpet, timber framed window, built in display cabinet, double radiator with thermostatic control, halogen lighting, smoke detector.

#### First Floor

##### Landing

Fitted carpet, loft hatch, smoke detector, access to bedroom 1 and house bathroom.

#### House Bathroom (3.85m x 2.00m)

Three piece suite in white comprising of a panelled bath / over-shower with electric unit, single radiator, partial tiled walls, timber framed window, vinyl flooring, storage / boiler cupboard.

#### Bedroom 1 (3.87m x 3.61m)

Located to the front of the property, fitted pine wardrobes, uPVC double glazed window, double radiator with thermostatic control, views of the village church.

#### Bedroom 2 (2.88m x 2.19m)

Single bedroom located to the rear of the property, timber framed window, fitted carpet, single radiator with thermostatic control.

#### External

Off road parking for two vehicles, garden area to the rear of the property.

#### Further information

Unfurnished

#### Services

Electric, Water, Television socket, Telephone socket.

#### Deposit Required

Bond – £595

Rent – One month in advance

#### Restrictions

No smokers

No DSS

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 £595 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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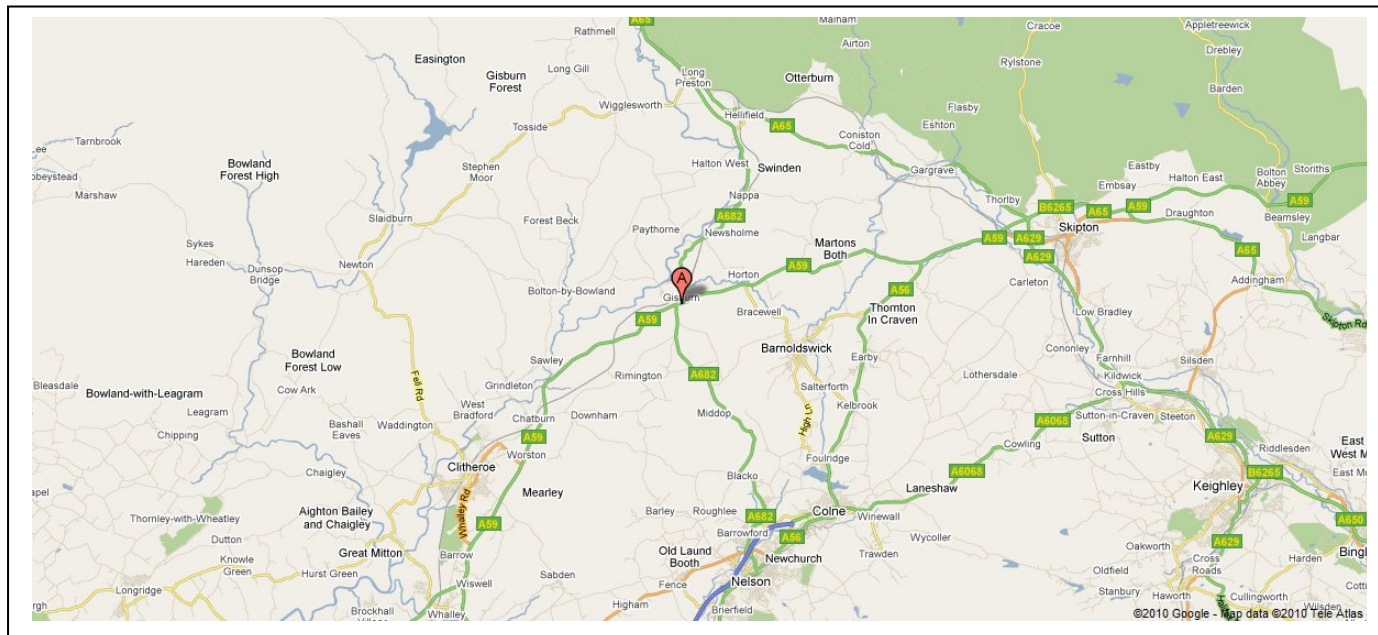
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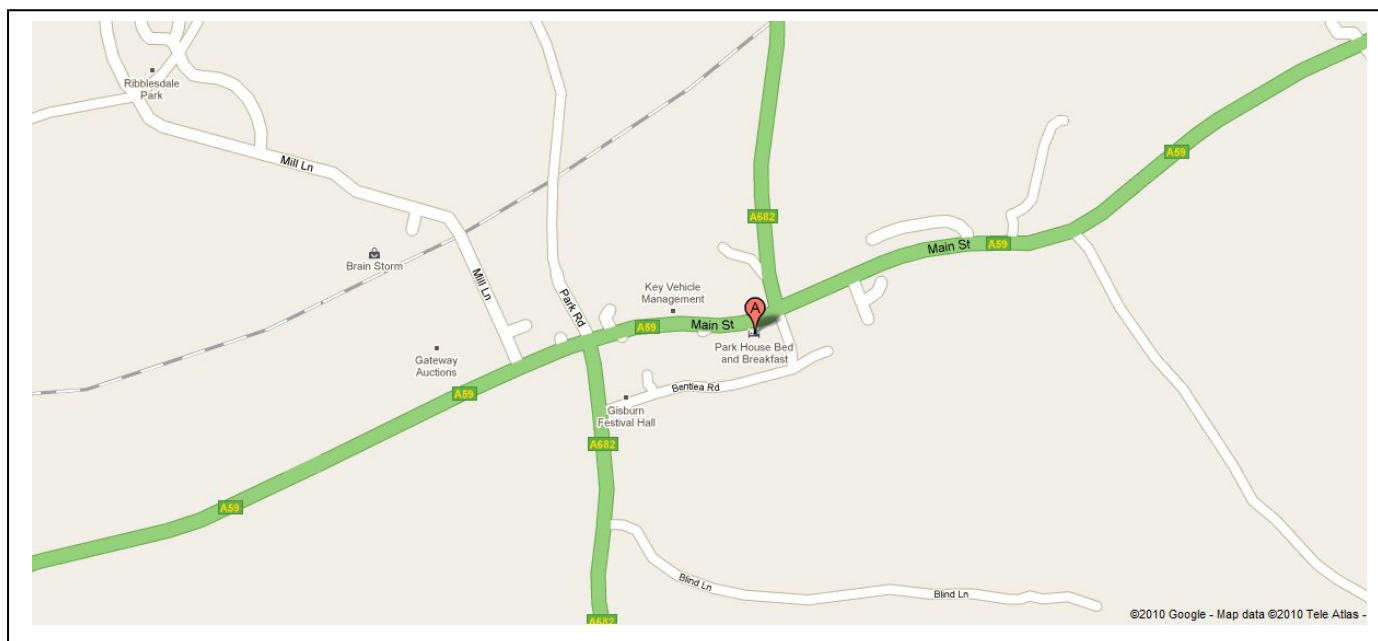
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## Location Maps

## Town location map



## Street location map



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PAD-2-LET Limited is a member of the **“UK association of letting agents”**

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