



# 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

# 3 Robert Street Barnoldswick

## £395.00 Per Month

- ✓ Two bedroom stone built mid-terrace house
- ✓ Fully modernised to the highest standards
- ✓ Central location
- ✓ Floor area 44m<sup>2</sup> approx



Pad-2-let Limited are a successful family owned letting agent providing specialist management services in quality residential lettings 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

Attractive two bedroom mid-terrace house, fully modernised to the highest standards. This property comprises of living room, fully fitted kitchen, three piece house bathroom, double bedroom, single bedroom, rear yard. Located close to the town centre and amenities.

### Accommodation

Entrance to the property is via uPVC double glazed door, which opens into the properties living room.

#### Ground floor

##### Living room (3.85m x 3.6m)

uPVC double glazed window, laminate wood flooring, double radiator with thermostatic control, contemporary wall mounted fire, chrome halogen lighting, smoke detector, white timber door with chrome fixings provides access a central staircase hallway.

##### Kitchen (3.45m x 3.29m)

Fully fitted kitchen, beech units with laminate work surfaces, integral stainless steel electric oven and hob, integral extraction hood, location and plumbing for washing machine, halogen lighting, large under-stairs cupboard. uPVC double glazed window, uPVC double glazed door provides access to the rear yard,

#### First floor

##### Landing

"L" shaped landing area, smoke detector, fitted carpet, halogen lighting, access to bedrooms 1, 2 and house bathroom.

##### Bedroom 1 (3.58m x 3.81m)

Large double bedroom, uPVC double glazed window, double radiator with thermostatic control, television point, fitted carpet.

##### Bedroom 2 (1.56m x 3.71m)

Fitted cupboards, uPVC double glazed windows, single radiator with thermostatic control, fitted carpet.

### House bathroom (1.73m (max) x 2.59m)

White three piece bathroom suite, bath with over-shower, chrome fixings, chrome halogen lighting.

### External

Paved yard to rear of property.

### Further information

- uPVC double glazing
- Smoke detectors
- Fitted carpets / laminate wood flooring
- Unfurnished

### Services

- Electric
- Gas
- Water
- Television socket
- Telephone socket

### Deposit Required

Bond – £495

Rent – One month in advance

### Restrictions

No smokers, No pets, No DSS or housing benefits

### Council tax

Band TBC

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 £495 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

## Pictures





# 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.....

