



## 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)

# 5 Bessie Street, Barnoldswick

## £350 Per Month

- ✓ One bedroom back-to-back cottage
- ✓ Available as part-furnished
- ✓ Double glazed & Central heating
- ✓ Good access to transport links and motorway network



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  
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)

### Overview

End back-to-back stone built traditional cottage. The property consists of living room, fitted kitchen, cellar, double bedroom, bathroom with three piece suite, central heating, uPVC double glazing, good access to local amenities and transport links.

### Accommodation

#### Ground Floor

##### Living Room (4.46m x 3.39m)

Access via uPVC glazed external door, living room located to the front of the property, coal effect gas fire, uPVC leaded double glazed window, television point, double radiator, fitted carpet.

##### Kitchen (2.36m x 1.73m)

Fitted kitchen with fitted units, laminate working surfaces and free standing "Cannon" oven and gas hob, uPVC double glazed windows, stainless steel sink unit, tiled splashbacks, laminate flooring, location and plumbing for automatic washing machine, useful built in storage cupboard, internal door accesses the useful cellar area.

#### First Floor

##### Landing

Access to bedroom, fitted carpet, useful storage cupboard.

##### Bedroom 1 (4.39m x 3.08m maximum)

"L" shaped double bedroom located to the front of the property, uPVC double glazed window, fitted carpet.

##### House Bathroom (1.84m x 2.72m)

Three piece suite in white comprising low level wc, pedestal hand wash basin, bath with over electric shower, double glazed window, radiator, central heating boiler.

### Further information

Central heating, double glazing, fitted carpets.

### Services

Gas, electric, mains water, television point, telephone.

### Deposit Required

Bond – £450

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 £450 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  
1 Pasture Drive  
Foulridge  
Colne  
Lancashire  
BB8 7NX

Telephone / Fax : (01282) 864315

Mobile : 07851 867340

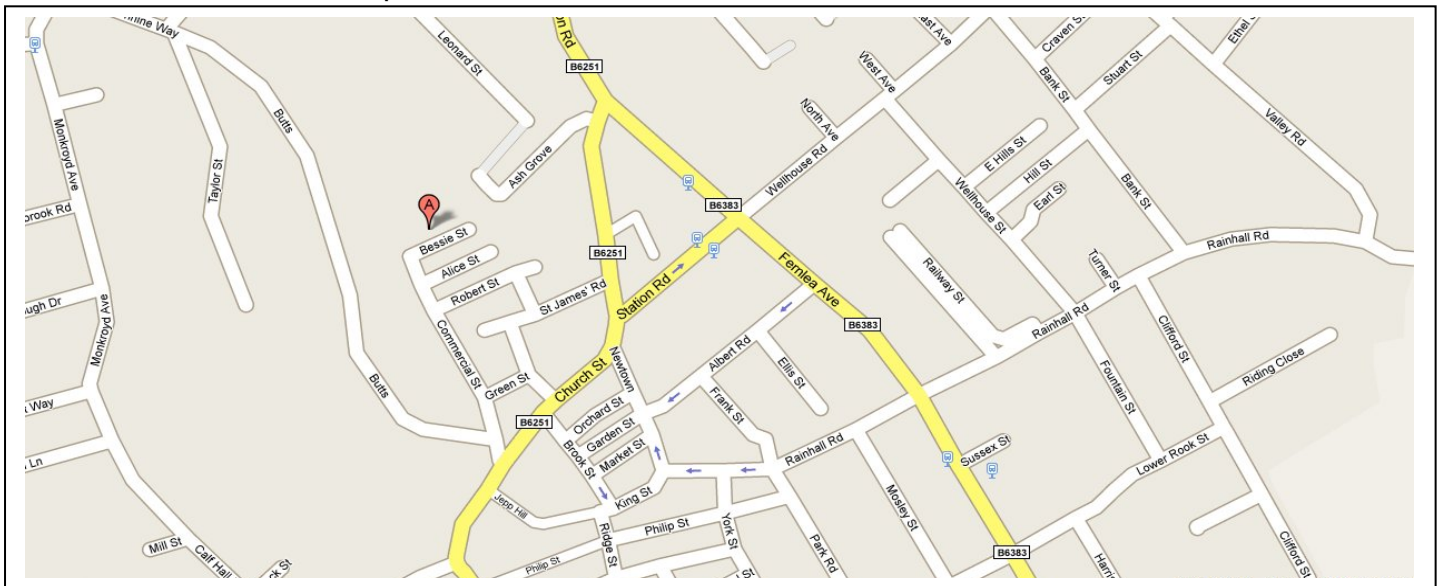
E-mail : info@pad-2-let.co.uk

## 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](http://www.Pad-2-Let.co.uk)