



PAD-2-LET Property Management

- Full Residential Management Service
- Residential Letting Service

1 Pasture Drive
Foulridge
Colne
Lancs
BB8 7NX

Apartment , 3 Woodcote Fold (Plot 31) Goose Eye, Oakworth

£450 Per Month

- ✓ New build **two** bedroom apartment
- ✓ Two bedrooms, master with en-suite
- ✓ Desirable village location
- ✓ Fully fitted kitchen
- ✓ Parking
- ✓ Close to rail links for Leeds/Bradford & motorway network



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Proprietor: Pauline Ann Davies





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Overview

Two bedroom apartment located on the first floor of this new mill conversion development. This apartment features an appealing specification with a gas fired heating system, dining kitchen, living room, two bedrooms (master with en-suite), timber framed windows, the fully fitted kitchen features integrated appliances, parking, video entrance system.

Accommodation

First Floor

Entrance Hall

Provides access to the dining kitchen, living room, house bathroom, bedrooms 1 and 2. Video entrance system.

Dining Kitchen

Open plan dining kitchen, the kitchen includes fully fitted attractive range of base and wall cupboard units with sink unit, tiled splash-backs, tiled floor, integral stainless gas hob, electric oven, cooker hood, integrated appliances, halogen lighting.

Living room

Master Bedroom

Master double bedroom, access to en-suite shower room.

En-Suite Shower Room

Fully tiled walls and floor, low suite wc, wash basin, thermostatic shower unit.

Bedroom 2

House Bathroom

Part tiled walls, panelled bath with shower over, low suite wc, wash basin, extractor fan, tiled floor, spot lights and towel rail/radiator.

External

Communal flagged area and entrance lobby.

Parking

Further information

- Unfurnished
- Gas central heating
- Timber framed double glazing
- Video intercom system

Services

Gas, electric, water, TV and satellite points.

Deposit Required

Bond – Equivalent to one month rent

Rent – One month in advance

Restrictions

No smokers, No pets

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 bond equivalent to one months rent is required.
- Applicants must be a minimum of 21 years of age
- References from employers, bank, previous landlord (if applicable) and personal references may be required

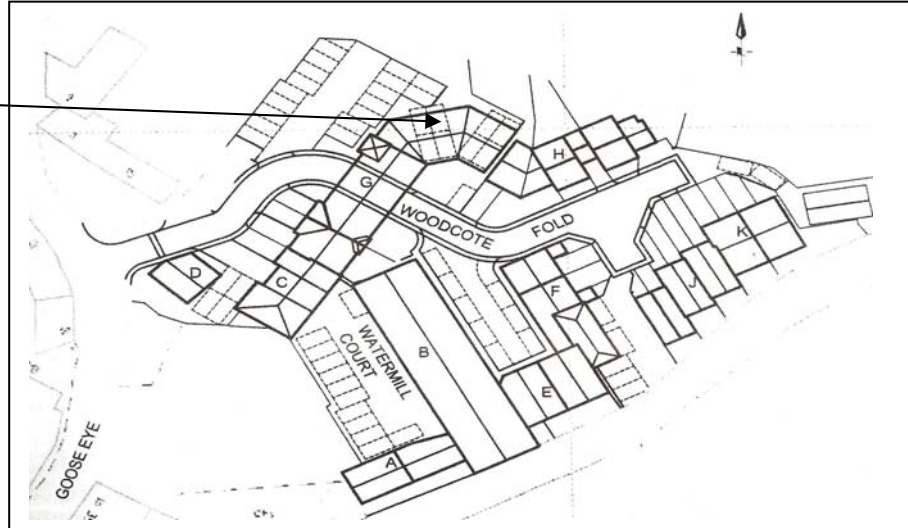


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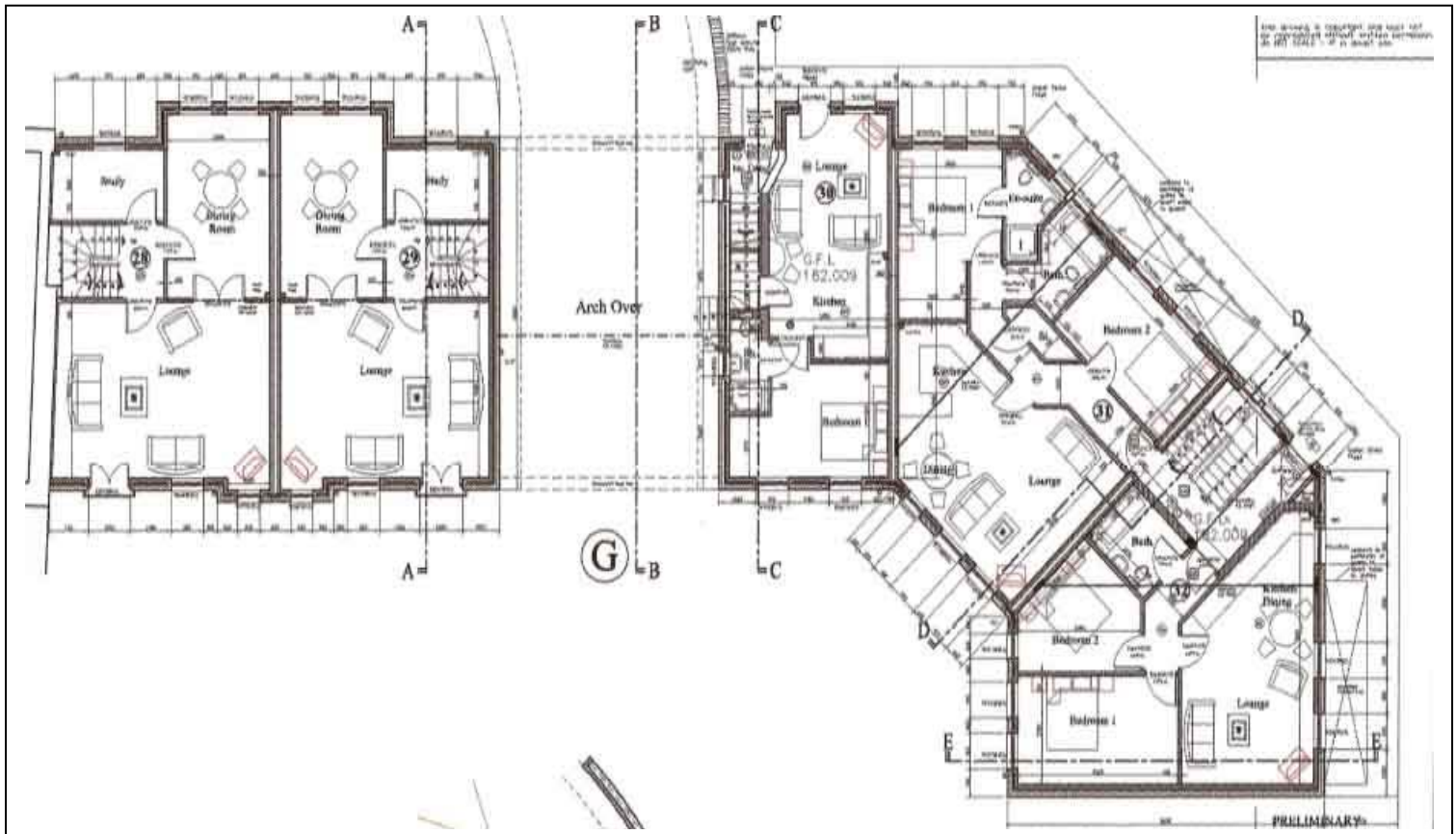
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Floor Plans





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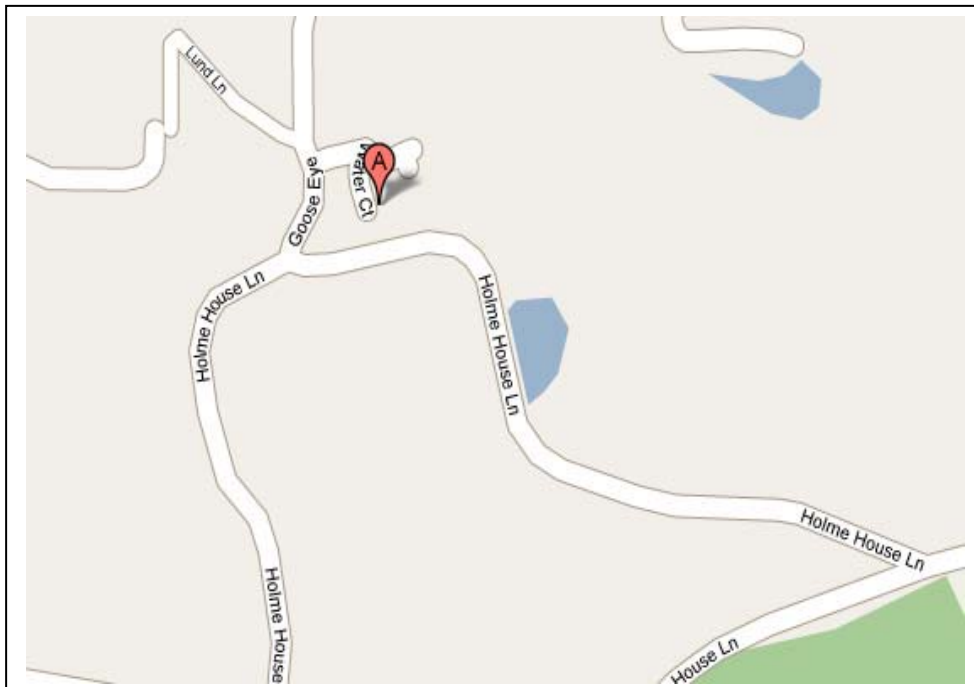
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Location Maps

Town location map



Street location map



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