



# 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

# Rest Harrow

## Manchester Road

### Barnoldswick

£850.00 Per Month

- ✓ Fabulous four bedroom detached house
- ✓ Spectacular views
- ✓ Large Gardens with Summer House
- ✓ Conservatory
- ✓ Garage and off road parking
- ✓ Double glazing & gas 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

Fabulous detached four bedroom property enjoying spectacular unrivalled views out to the Yorkshire Dales. This property comprises of spacious sitting room, dining conservatory, modern kitchen with centre island, integrated appliances and separate utility, master bedroom with stunning en suite shower room, house bathroom suite, externally the tiered gardens enjoy the panoramic views and there is a double detached garage with off road parking. Please contact us for more details. Full details & photographs pending

### Accommodation

#### Entrance Hall

Entrance to the property is via an uPVC framed double glazed external door with etched glass insert, double panel radiator in ornate cover, dado rail, staircase down to ground floor with attractive balustrade, views out to the Yorkshire Dales, loft hatch.

#### Hallway

Double radiator with ornate cover, dado rail, telephone socket.

#### Living Room (8.23m x 6.17m)

Three large uPVC framed double glazed windows, two single radiators, double radiator, feature living flame gas fireplace with carved wood mantle and mirror, black granite hearth and black cast iron insert, television socket, uPVC framed double glazed patio doors through to conservatory.

#### Conservatory (5.28m x 2.82m)

uPVC framed double glazed conservatory, patio door out to patio, electric heater, laminate wood floor, stunning panoramic views out to the Yorkshire Dales, ceiling light with fan

#### Kitchen (3.43m x 3.33m)

Superb kitchen with a range of wall and free standing base units, integrated Hotpoint double oven and grill, inset five ring stainless steel gas burner with stainless steel splash back and stainless steel extractor hood, tile splash back, beech work surface, feature centre island with beech top, double stainless steel sink/drainage unit with chrome mixer tap, unit housing fridge and freezer, dishwasher unit, uPVC framed double glazed window, uPVC double glazed stable door, double panel radiator, halogen ceiling lights, slate tiled floor.

#### Utility room (3.23m x 1.88m)

Gas central heating boiler, stainless steel inset sink/drainage with chrome mixer tap, plumbed for automatic washing machine and dryer, two uPVC double glazed Velux windows, double glazed window, coat hooks, wall mounted electric fan heater, slate tiled floor

#### Bedroom 1 (5.11m x 3.35m)

Single radiator, uPVC framed double glazed window with stunning far reaching views, second double panel radiator in ornate cover.

#### En-suite

Fabulous shower room comprising of built in shower cubicle with a Mira shower system, wall mounted wash basin with mirror and glass shelf over, low level w.c, complementary tiles to walls and floor, expel air, concealed down lighting, chrome heated towel rail.

#### Bedroom 2 (3.73m x 3.33m)

Double radiator, two uPVC framed double glazed windows with fabulous far reaching stunning views out to the Yorkshire Dales.

#### Bedroom 3 (4.11m x 2.79m)

Single radiator, uPVC framed double glazed window with stunning views, beautiful range of built in wardrobes, cupboards and bookcase.

#### Bedroom 4 (3.05m x 2.59m)

Single radiator, uPVC framed double glazed window, telephone point.

### External

The property enjoys panoramic far reaching views out to the Yorkshire Dales. To the rear of the property the gardens area tiered and mainly terraced with steps leading down to a summerhouse with supply of power. Gardens to the side of the property have mature trees and shrubs and there is ample parking to the front of the property.



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### House Bathroom

Stunning Villeroy & Bosch bathroom suite comprising of feature oval bath with chrome taps, low level w.c, pedestal wash basin with mirrored cupboard and lighting above, shaver point, built in double shower cubicle, complementary tiles to walls and floor, UPVC double glazed with opaque glass, concealed down lighting to ceiling, chrome heated towel rail, under floor heating, integrated sound system.

### Further information

Unfurnished

### Services

Electric, Water, Gas, Television socket, Telephone

### Deposit Required

Bond – £1200

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 £2000 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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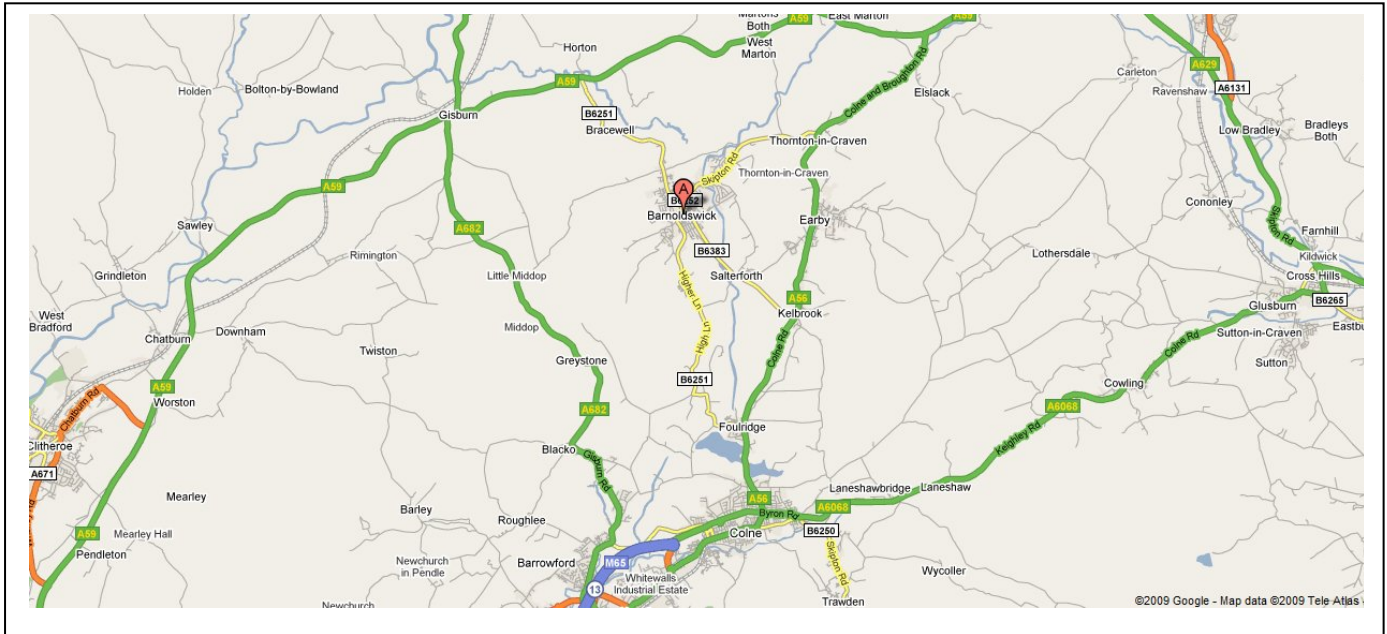
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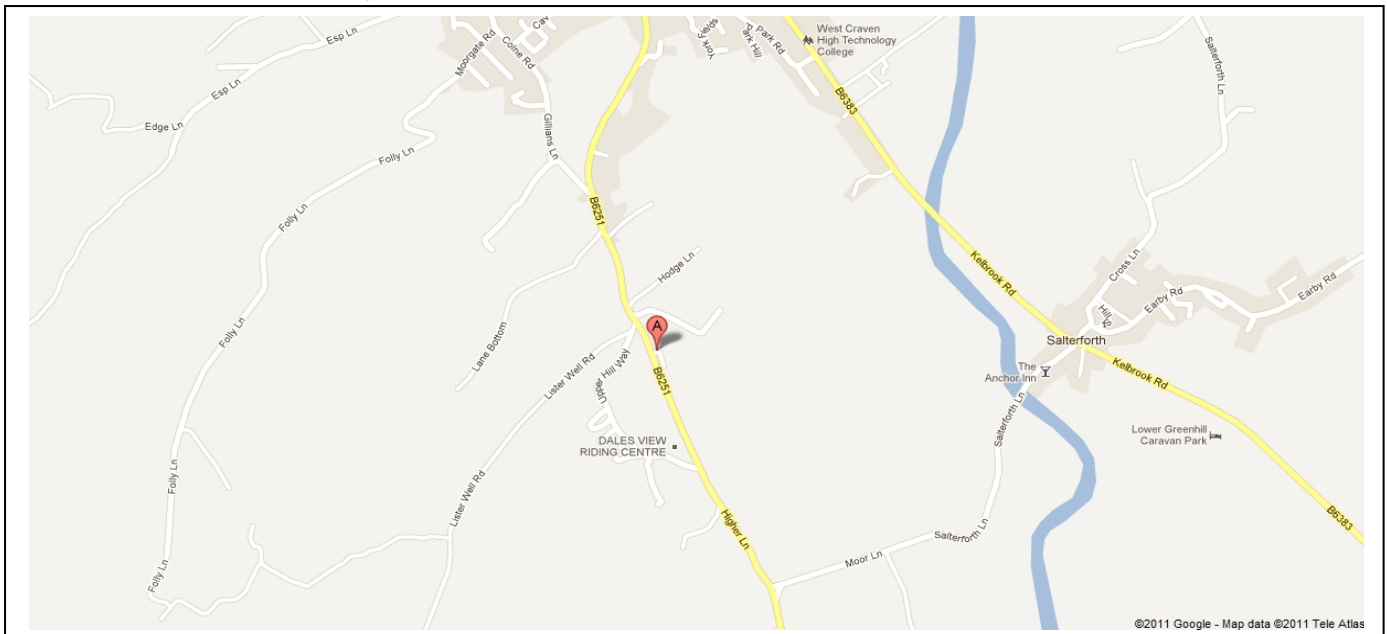
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## Location Maps

### Town location map



### Street location map



**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.



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