

BSL

**Burnley Sales
& Lettings Ltd.**

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78 Coal Clough Lane,
Burnley, BB11 4NW



**Parkinson Street
, Burnley, BB11 3LS**

£575 Per month



***** FIRST MONTHS RENT HALF PRICE *****

Centrally located in Burnley Wood, this two-bedroom property - with ideal links to Burnley Town Centre, local amenities & good schools - is now ready to become the perfect family home.



Floor Plans

Briefly comprising of spacious lounge, modern kitchen diner, two good-sized bedrooms & three-piece family bathroom with additional over bath shower.

Externally, there is a private rear yard.

Additional benefits include Internal Wall Insulation, Gas Fired Central Heating & uPVC Double Glazing throughout.

Call us now on 01282 476732 or email lettings@burnleysl.co.uk to arrange a viewing today!

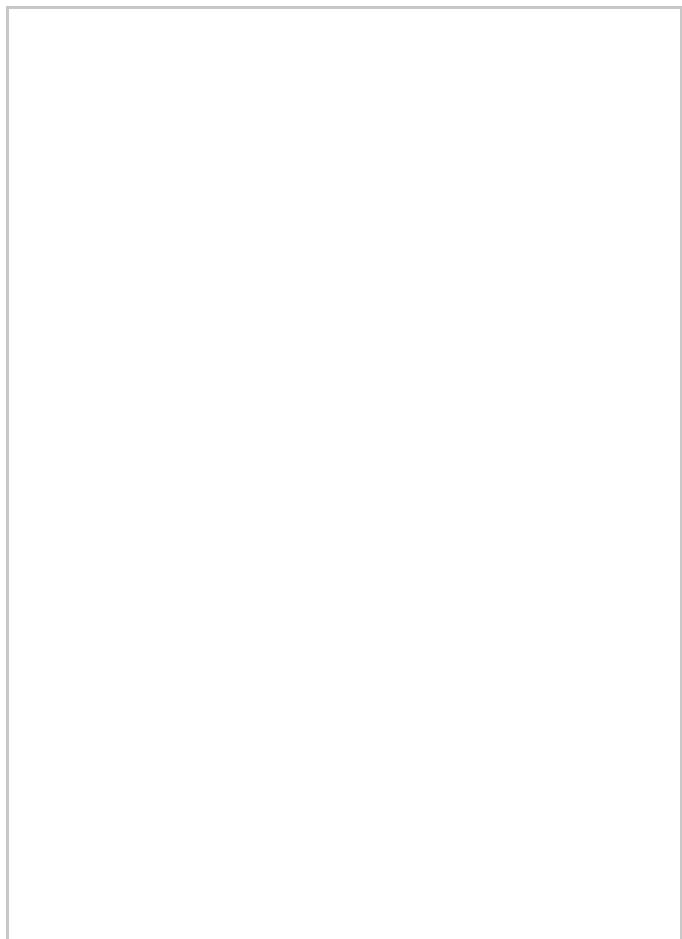
FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£132.69) payable on application. If tenancy proceeds, this is refunded as part of first month's rent. First month's rent (£287.50) & £575.00 deposit payable on move-in.

Council Tax: Band A - Burnley Council

EPC: Current C 70, Potential B 88

Tenancy Length: Long Term Let with initial 6 Month Assured Shorthold Tenancy

NB: All measurements above are "max" sizes and should be used as a guide only



Area Map



Accommodation Details

Lounge 12'7 x 12'2 (3.84m x 3.71m)

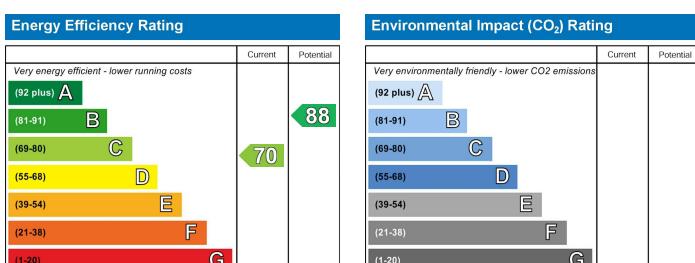
Kitchen Diner 12'1 x 10'11 (3.68m x 3.33m)

Bedroom One 12'6 x 12'2 (3.81m x 3.71m)

Bedroom Two 10'4 x 6'8 (3.15m x 2.03m)

Bathroom

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.