



Burnley Sales
& Lettings Ltd.

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sales@burnleysl.co.uk

78 Coal Clough Lane,
Burnley, BB11 4NW



Harold Street
Burnley, BB11 4NU

£650 Per month



Situated in the popular Coal Clough area of Burnley - within easy proximity of Burnley Town Centre, Manchester Road Train Station & local amenities - this two-bedroom property is now ready to become the ideal family home.

Briefly comprising of two spacious reception rooms, modern kitchen extension, two bright



Floor Plans

bedrooms and a three-piece family bathroom.

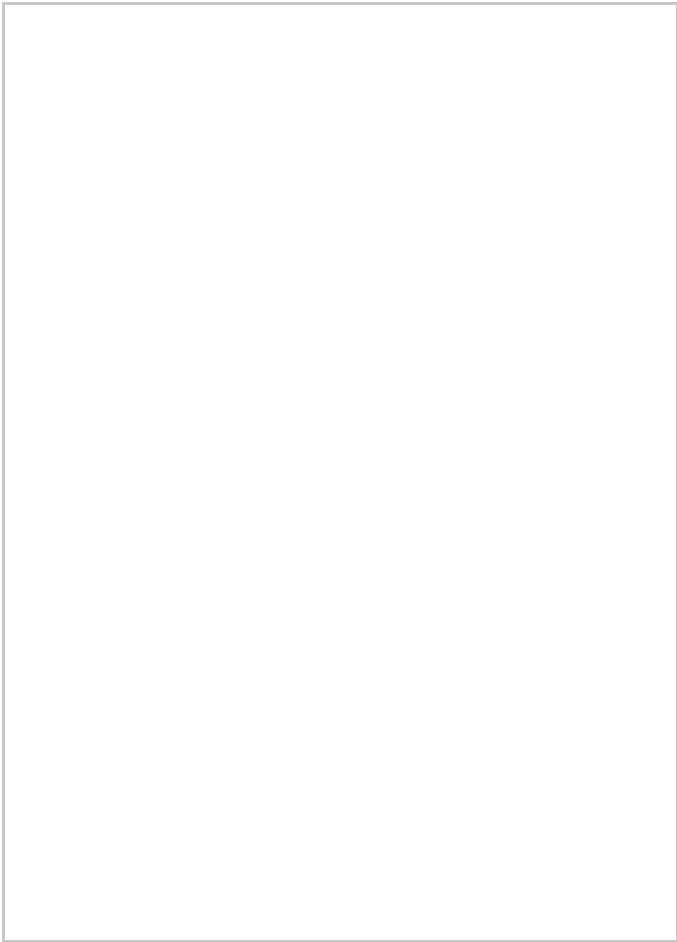
Additional benefits include Gas Fired Central Heating & uPVC Double Glazing throughout.

- Reception 1 - 12'7 x 11'00
- Reception 2 - 12'7 x 12'5
- Kitchen - 7'2 x 5'7
- Bedroom 1 - 12'9 x 11'3
- Bedroom 2 - 12'7 x 6'2

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 (£150.00) payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£650.00) & £650.00 deposit paid on move-in.

Council Tax: Band A - Burnley Borough Council
EPC: Current:- D, 58 / Potential C, 79
Tenancy Length: Periodic



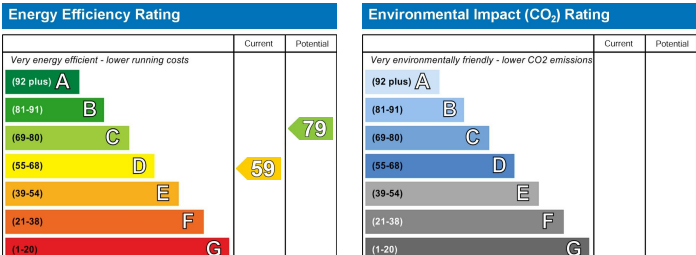
Area Map

Accommodation Details

- Reception Room One 12'7 x 11'00 (3.84m x 3.35m)
- Reception Room Two 12'7 x 12'5 (3.84m x 3.78m)
- Kitchen 7'2 x 5'7 (2.18m x 1.70m)
- Bedroom One 12'9 x 11'3 (3.89m x 3.43m)
- Bedroom Two 12'7 x 6'2 (3.84m x 1.88m)



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.