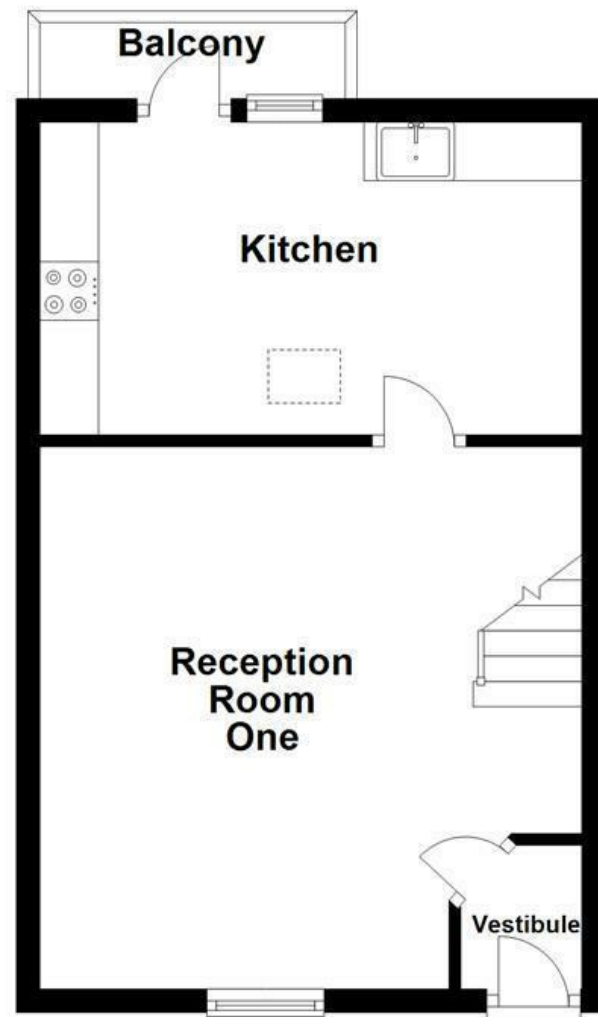
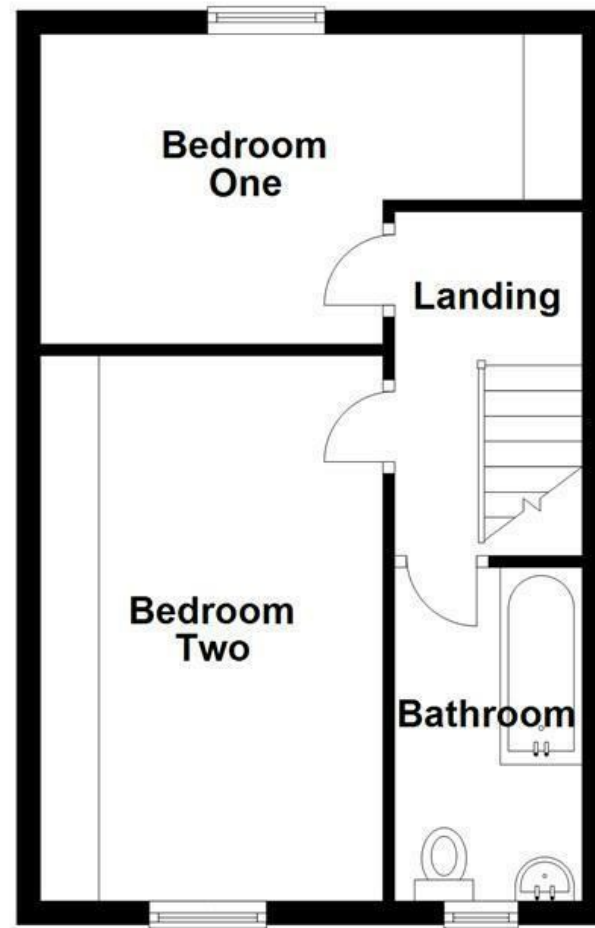



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	67	86
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

York Street, Bacup, OL13 8PP

£795

A QUAIN AND CHARACTERFUL COTTAGE WITH RIVER VIEWS

York Street is being welcomed to the rental market by Keenans Lettings. Situated in a popular area of Broadclough in Bacup, with open countryside views, character features throughout and well proportioned accommodation, stands this immaculately presented, two bedroomed home. The property flows with modern fittings, including a modern fitted kitchen and bathroom suite. Situated in close proximity to network links, amenities and schools, the property comprises briefly;

Entrance vestibule leading to a generously sized reception room. The reception room has a feature gas fireplace, staircase to the first floor and has a door leading to a fantastic sized fitted kitchen. The kitchen has access to a balcony terrace at the rear which is the perfect view point over the river and fields. Also within, there is access to the cellar, spanning the length of the property.

To the first floor, you will find two bedrooms and a three piece family bathroom suite. Externally there is parking at the front of the property and a council owned lawned area which is maintained regularly.

Viewings can be arranged by calling our Lettings team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansstateagents

York Street, Bacup, OL13 8PP

£795

 2  2  1  D

- Terraced Cottage
 - Fitted Kitchen
 - Off Road Parking
 - EPC Rating: D
- Two Bedrooms
 - Three Piece Bathroom
 - Tenure: Freehold
- Spacious Reception Room
 - Balcony And Views to Rear
 - Council Tax Band: A

Ground Floor

Entrance

Solid wood door leading into the vestibule.

Vestibule

3'10 x 3'1 (1.17m x 0.94m)

Hardwood entrance door, coving and hardwood single glazed door to reception room.

Reception Room

15'2" x 15'2" (4.62m x 4.62m)

UPVC double glazed window, central heating radiator, cast iron gas burning stove, stone mantel, exposed stone walls, stairs to first floor and door to kitchen.

Kitchen

15'2" x 8'9" (4.62m x 2.67m)

UPVC double glazed window, central heating radiator, coving, wood panelled wall and base units, hardwood worktops, tiled splash backs, Belfast sink, space for freestanding cooker. extractor hood, plumbing for dishwasher, slate tiled flooring, trapdoor to the cellar and UPVC double glazed door to balcony.

Lower Ground Floor

Cellar

Plumbing for washing machine, shelving and boiler.

First Floor

Landing

9'4" x 5'3" (2.84m x 1.60m)

Coving, loft access, wood effect floor and doors two bedrooms and bathroom.

Bedroom One

13'8" x 8'8" (4.17m x 2.64m)

Hardwood double glazed leaded window, central heating radiator, coving and alcove shelving.

Bedroom Two

15'3" x 9'5" (4.65m x 2.87m)

UPVC double glazed leaded window, central heating radiator, coving and alcove shelving.

Bathroom

9'4" x 5'3" (2.84m x 1.60m)

UPVC double glazed frosted leaded window, central heating radiator, coving, low flush WC, pedestal wash basin with traditional taps, panel bath with direct feed shower over, over stairs storage, part tiled elevations and wood effect flooring.

External

Front

Laid to lawn garden and off road parking.

Rear

Balcony.

