



Apt 10, The Old School House Wellington St

To Let

Barnoldswick | BB18 5DF

£625 PCM

AVAILABLE END OF OCTOBER.

Converted from the old school and finished to a high standard, this two bedroom Duplex apartment has many attractive features including bedrooms with vaulted ceilings and feature windows. The property briefly comprises an entrance hall accessed via a uPVC entrance door, downstairs w.c., lounge, dining kitchen with integrated Lamona appliances and a utility room with a washer dryer fitted. Two double bedrooms, one with a dressing area adjacent plus an attractive bathroom. uPVC double glazed windows and electric heating. Allocated parking for two cars. Secure phone entry system. Situated within easy walking distance to the town centre.



Accommodation

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Ground Floor

Entrance Hall 6'9" x 3'7" (2.06m x 1.1m)

Vinyl flooring, electric radiator, stairs to the first floor and doors to the cloakroom/w.c. and the lounge.

Downstairs w.c.

Fitted with a two piece white suite comprising a pedestal wash hand basin and a low level w.c. Stainless steel heated towel rail, vinyl flooring and an extractor fan.

Lounge 14'2" x 9'4" (4.32m x 2.86m)

The lounge has a uPVC double glazed window, electric radiator, television and telephone sockets and vinyl flooring.

Dining Kitchen 16'3" x 9'2" (4.97m x 2.8m)

Fitted with an extensive range of grey base and wall units incorporating drawers, complementary work surfaces with tiled splash-backs, stainless steel sink with mixer tap, Lamona single oven, Lamona four burner electric hob and extractor, Lamona integrated fridge freezer and Lamona dishwasher. Recessed lighting, vinyl flooring, electric radiator and two uPVC double glazed windows.

Utility Room 6'8" x 4'9" (2.05m x 1.45m)

Fitted with a cupboard and work surface to co-ordinate with the kitchen. Vinyl flooring and fitted washer dryer.

Stairs to First Floor

Fitted carpet, banister rail, smoke detector.

Bedroom One 13'1" x 11'8" (4.0m x 3.58m)

Double bedroom with fitted carpet, electric wall heater and uPVC Keylite window.

Dressing Area 6'9" x 4'3" (2.07m x 1.32m)

Built-in cupboard housing the Elnur electric boiler and another uPVC Keylite window.

Bedroom Two 11'6" x 9'2" (3.52m x 2.81m)

A second double bedroom with fitted carpet, electric wall heater and uPVC Keylite window with long distance views.

Bathroom 6'9" x 6'5" (2.06m x 1.96m)

The bathroom is fitted with a modern white three piece suite comprising a panelled bath with thermostatic shower over, pedestal wash hand basin with tiled splash-back and a low level w.c. Vaulted ceiling, shaver point, stainless steel heated towel rail/radiator and a uPVC double glazed Keylite window.

External

Two allocated off street parking spaces provided within the private car park. Bin store and communal bike shed.

Council Tax

Band A

Costs

Rent: £625.00

Bond: £721.15

Restrictions

No smoking.
Strictly no pets.

Viewings

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 or e-mail. Appointments are arranged at a mutually convenient time Monday-Saturday.

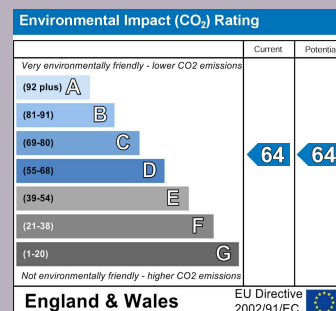
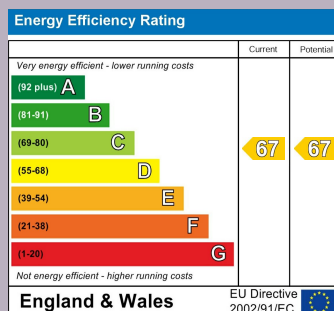
Please note that all tenancies require:-

Rent to be paid one calendar month in advance

Bond to be paid in advance

Applicants must be a minimum of 21 years of age

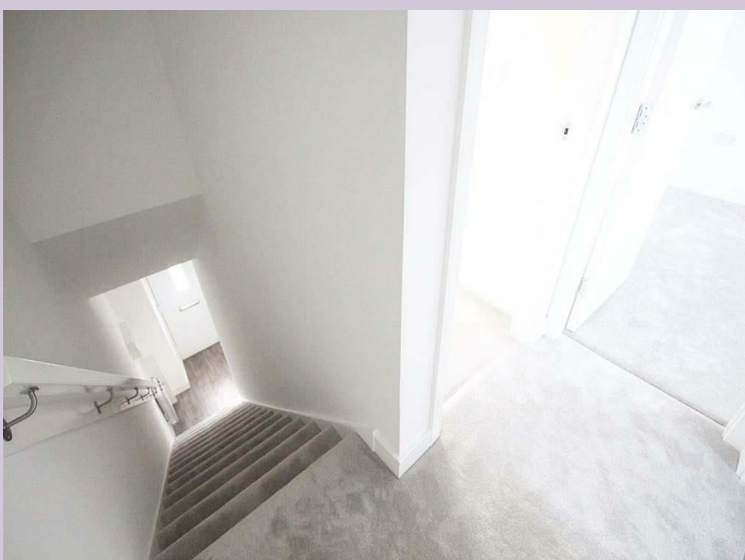
References from employers, bank, previous landlord (if applicable) and personal references may be required.



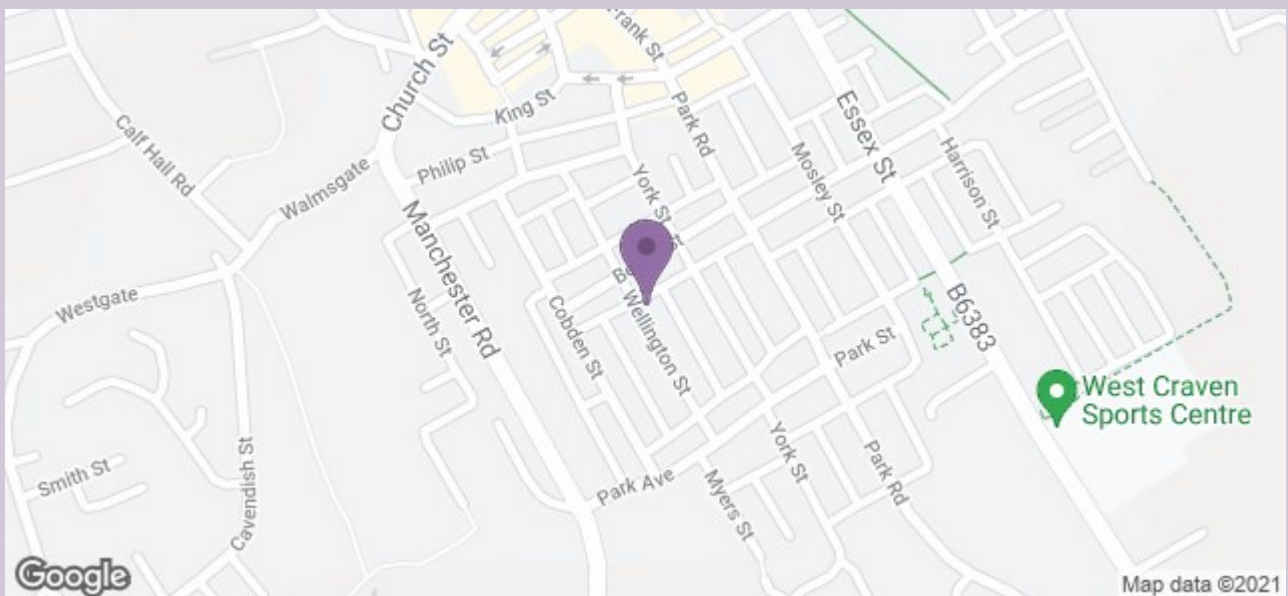
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