



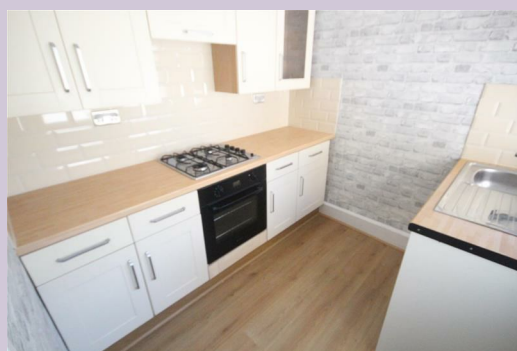
39 Wellington Street

Barnoldswick | BB18 5AZ

To Let

£495 PCM

Mid terraced property that has been recently renovated and briefly comprises two reception rooms, fitted kitchen, two bedrooms and a four piece white bathroom. Gas central heating and uPVC double glazing. Enclosed rear yard.



OVERVIEW

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uPVC double glazed entrance door to:

ACCOMMODATION

Ground Floor

Entrance Hall

Fitted carpet, radiator with thermostatic control, smoke detector and carbon monoxide alarm.

Lounge 11'6" x 10'6" (3.51m x 3.21m)

Gas fire set on a marble hearth with tiled surround, fitted carpet, radiator with thermostatic control, telephone point and uPVC double glazed window.

Living Room 14'4" x 14'2" into alcoves (4.37m x 4.34m into alcoves)

Flavel gas fire with wood surround and marble hearth, wood laminate flooring, television and telephone points, under-stairs cupboard and radiator with thermostatic control.

Kitchen 7'10" x 7'5" (2.40m x 2.27m)

Fitted with a range of cream base and wall units incorporating drawers and a display cabinet, wood effect worktops with tiled splash-backs. Stainless steel sink with mixer tap, Hotpoint electric oven with four ring Stoves Newhome gas hob, plumbing for an automatic washing machine, wood laminate flooring, uPVC double glazed window and uPVC half glazed external door.

Stairs

Banister rail and fitted carpet.

First Floor

Bedroom One 14'3" x 11'6" (4.35m x 3.53m)

Double bedroom at the front of the property with a uPVC double glazed window, fitted carpet, radiator with thermostatic control and over-stairs cupboard.

Bedroom Two 14'8" x 5'11" (4.48m x 1.81m)

uPVC double glazed window, fitted carpet and radiator with thermostatic control.

Bathroom 12'0" x 8'0" (3.66m x 2.45m)

Fitted with a four piece white suite comprising a corner shower cubicle with Triton Rapide shower, bath, pedestal wash hand basin and low level w.c. Cupboard housing the Baxi boiler, radiator with thermostatic control, vinyl flooring and uPVC double glazed window.

External

Enclosed rear yard.

Council Tax

Band A

Costs

Rent: £495

Bond: £571.15

Furnished/Unfurnished

Unfurnished

Restrictions

No smokers, No DSS or Housing Benefits, Pets may be considered.

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.

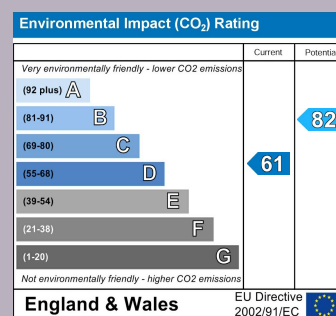
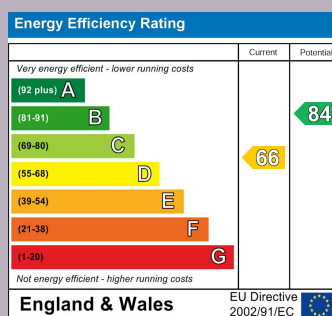
Please note that all tenancies require:-

Rent to be paid one calendar month in advance

Bond and application fee (see above costs / fees)

Applicants must be a minimum of 21 years of age

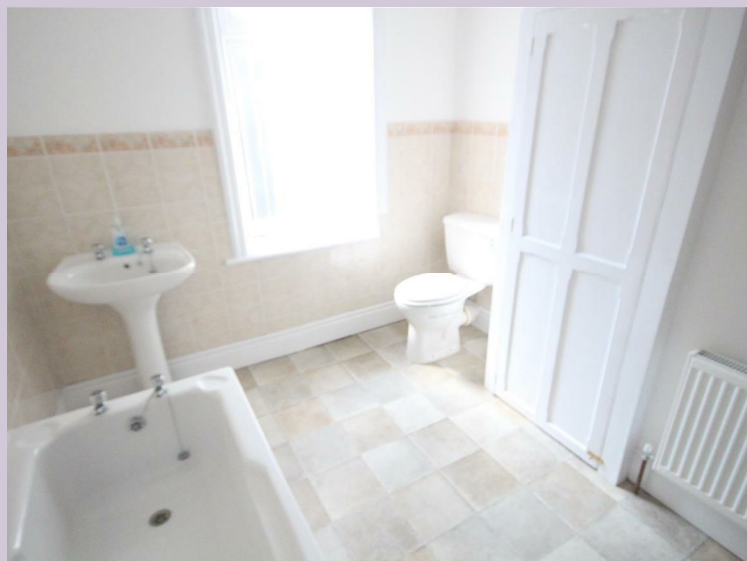
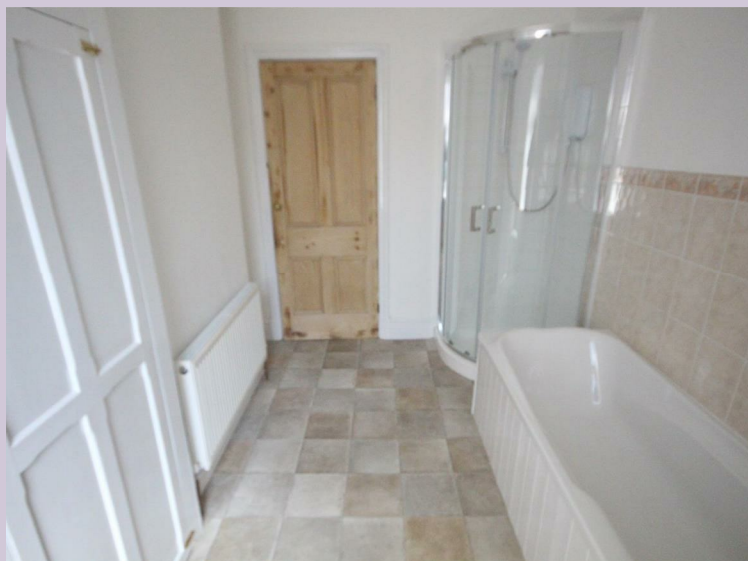
References from employers, bank, previous landlord (if applicable) and personal references will be required.

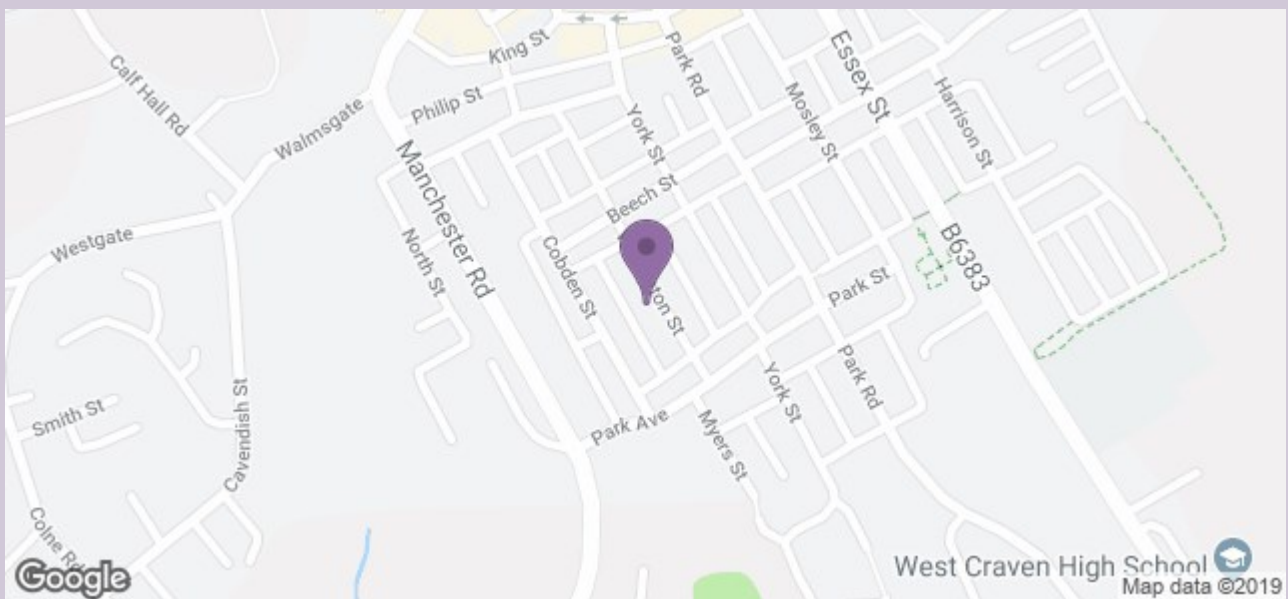


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