



10 Chapman Court

Barnoldswick | BB18 5EE

To Let

£595 PCM (Fees Apply)

This three bedroom semi-detached family home is located in a popular residential area with gardens to the front and side plus a rear patio and lawn with long distance views. The property briefly comprises an entrance hall, downstairs cloakroom/w.c., fitted kitchen, lounge/dining area, two double bedrooms and one single bedroom plus the house bathroom. Gas central heating and uPVC double glazing. Driveway providing off road parking.



OVERVIEW

This three bedroom semi-detached family home is located in a popular residential area with gardens to the front and side plus a rear patio and lawn with long distance views. The property briefly comprises an entrance hall, downstairs cloakroom/w.c., fitted kitchen, lounge/dining area, two double bedrooms and one single bedroom plus the house bathroom. Gas central heating and uPVC double glazing. Driveway providing off road parking.

ACCOMMODATION

Hardwood entrance door to:

Entrance Hall

Wood laminate flooring, radiator, stairs to the first floor, smoke detector and thermostat.

Cloakroom/Downstairs w.c. 5'4" x 3'2" (1.65m x 0.98m)

Fitted with a two piece white suite comprising a pedestal wash hand basin and low level w.c. Wood laminate flooring radiator with thermostatic control and uPVC double glazed window.

Kitchen 8'8" x 8'4" (2.65m x 2.56m)

Fitted with a range of base and wall units with drawers and complementary work surfaces. Stainless steel sink with mixer tap, Hotpoint electric oven with gas hob and stainless steel extractor over. Wood laminate flooring, space for a fridge freezer, plumbing for an automatic washing machine and uPVC double glazed window.

Lounge/Dining area 14'11" x 14'7" (4.57m x 4.46m)

uPVC double glazed patio doors leading to the garden and uPVC double glazed window. Wood laminate flooring, Dunelm stove effect heater set on a slate platform, television and telephone points and an under- stairs cupboard for useful storage.

FIRST FLOOR

Stairs/Landing

Fitted carpet, banister rail and spindled balustrade, uPVC double glazed window at the top of the stairs, smoke detector and cupboard housing the Baxi boiler.

Bedroom One 11'3" x 8'1" (3.43m x 2.48m)

Fitted carpet, radiator with thermostatic control, uPVC double glazed window with long distance views, television and telephone points, fitted wardrobe.

Bedroom Two 9'8" x 8'2" (2.95m x 2.49m)

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

Bedroom Three 8'2" x 7'7" (2.49m x 2.33m)

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

Bathroom 6'5" x 6'2" (1.96m x 1.88m)

Fitted with a three piece suite comprising a panelled bath with Mira Excel shower over, pedestal wash hand basin and low level w.c. uPVC double glazed window, vinyl flooring, radiator and extractor fan.

EXTERNAL

Lawned garden to the front with driveway providing off road parking. Access to the rear garden via a gate at the side of the property. Decking area, lawn in two sections and low maintenance pathways.

Council Tax

Band B

Furnished/Unfurnished

Unfurnished

Costs/Fees

Applicants will be required to pay a one off application fee of £70 per adult (which includes the tenancy agreement, credit checks, administration and V.A.T.) A bond is payable along with the first month's rent (Bonds are refundable at the end of the tenancy, subject to the condition of the property and/or any rental arrears).

First months rent: £650

Bond: £750

Application Fee (per applicant): £70

Total Payable (based on one applicant): £1470

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.

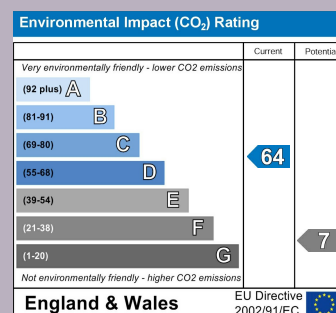
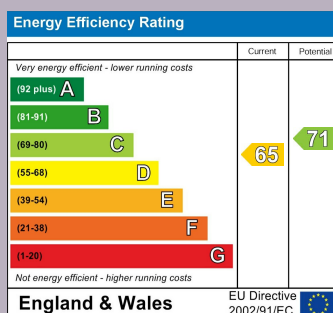
Please note that all tenancies require:-

Rent to be paid one calendar month in advance

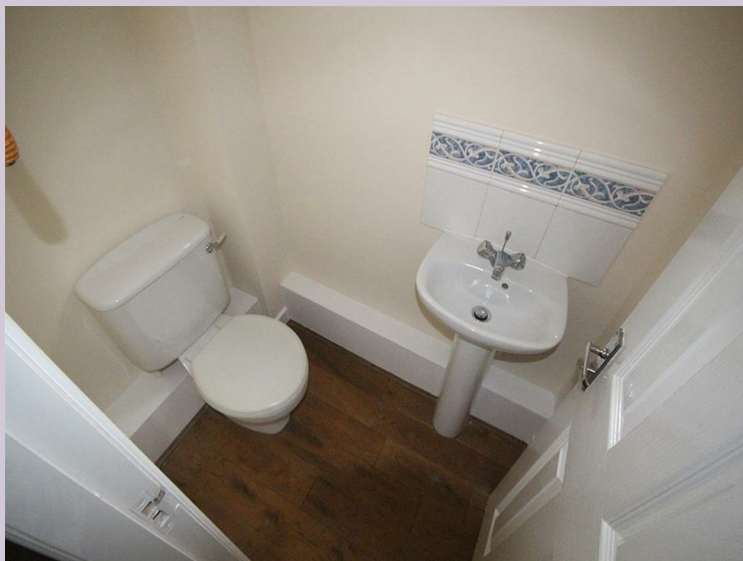
Bond and application fee (see above costs / fees)

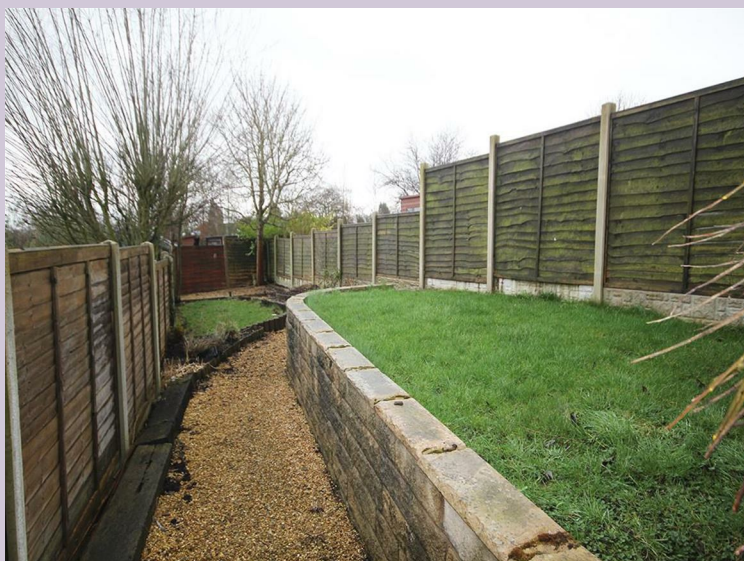
Applicants must be a minimum of 21 years of age

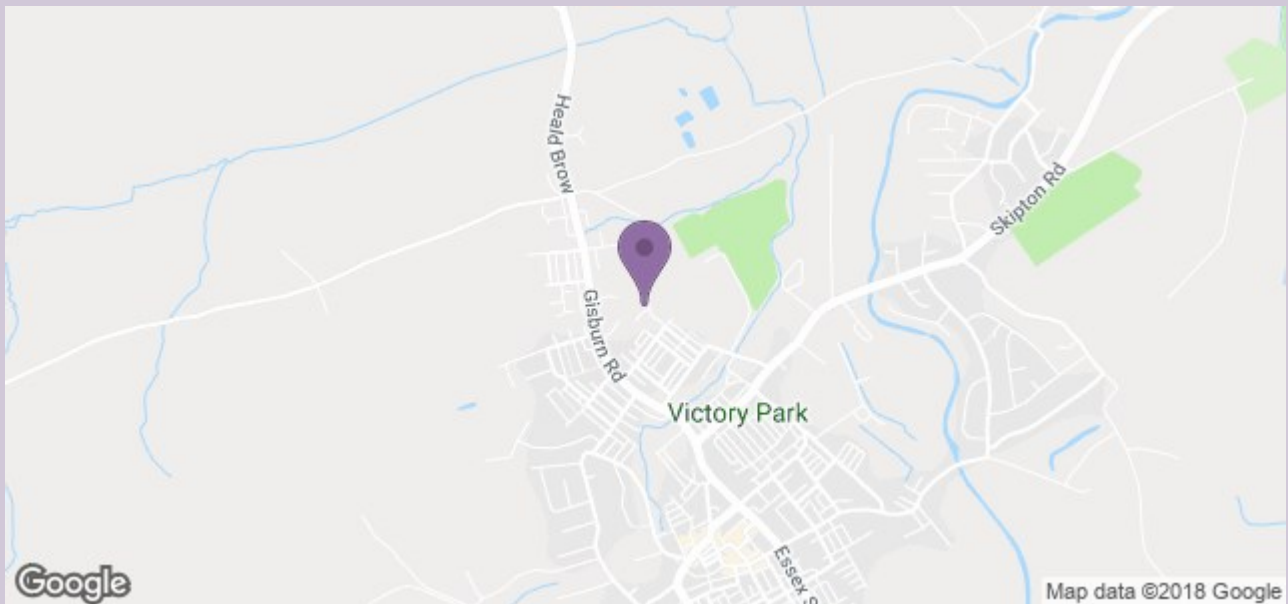
References from employers, bank, previous landlord (if applicable) and personal references will be required.



www.pad-2-let.co.uk







Disclaimer – Whilst we endeavour to ensure that our property brochures are accurate and reliable based upon the information supplied, these particulars are published as a guide to the property and accuracy cannot be guaranteed. Neither the particulars nor any statement made by or on behalf of PAD-2-LET Limited is intended to form part of a contract, rental agreement or warranty. Any intending purchasers or tenant must satisfy themselves by inspection both internally and externally including gardens or otherwise as to the accuracy of each of the statements contained within these particulars.



Before Printing
Please consider the environment

Pad-2-Let Limited Registered Company Number
06526327 © 2005-2018 Pad-2-Let Limited

