

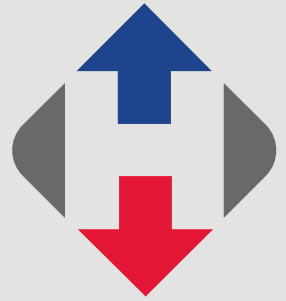
2 ORCHARD STREET
BARNOLDSWICK
BB18 5UH
£535 per month



- Spacious two-storey apartment
- Attractive fitted kitchen & utility
- Deceptively spacious accommodation
- Convenient, popular residential location
- Two double bedrooms
- Three-piece bathroom
- Lounge
- Unfurnished. Available immediately.

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A spacious two-storey flat (first and second floor) conveniently located close to Barnoldswick town centre and its amenities. The property offers dining kitchen, lounge, two bedrooms and house bathroom.



LOCATION: Located in the centre of Barnoldswick.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE: Through entrance door at ground floor level with staircase leading to first floor living accommodation.

FIRST FLOOR:

KITCHEN: 3.7m x 4.5m (12' x 14'8"); shaker style wall and base units finished in country cream, wood effect laminate work tops to three sides with single sink and drainer unit, 4-ring electric hob with oven and extractor fan over, plumbed for dishwasher and space for fridge freezer, door to utility and stair to second floor.

UTILITY: Plumbed for automatic washing machine with shelf over and shelf unit.

LOUNGE: 4.2m x 4.6m +the bay (13'8" x 14'11" + the bay).

SECOND FLOOR:

BEDROOM ONE: 3.9m x 4.3m (12'11" x 14'); generous double bedroom with loft access hatch, built in cupboard with gas fired boiler and shelving.

BEDROOM TWO: 2.7m x 4.2m (8'9" x 13'8"); a second double size bedroom with loft access hatch.

BATHROOM: Housing three-piece suite comprising twin flush low level w.c, pedestal handbasin and panelled bath with wall-mounted shower attachment, chrome towel radiator and extractor fan.





DEPOSIT: £617.00.

RESTRICTIONS: No Pets and no Smokers.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is D.

COUNCIL TAX: Band A.

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





CONFIDENCE GUARANTEE

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2 Orchard Street, Barnoldswick, BB18 5UH

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