



SKIPTON OLD ROAD, COLNE, BB8 7QA



Beautiful cottage/over 3 levels  
Lounge/dining room/prof fitted kitchen  
Warmed by gas Ch/upvc double  
glazed

12 Month Tenancy Call Now to View  
Deposit £980  
EPC Rating E  
Call now to view



£850 PCM

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered to the fully managed rental market for a minimum 12 month term by Cardwells Letting Agents Bolton is this two bed stone cottage boasting accommodation over three levels in the semi rural area of Foulridge. On the cusp of beautiful countryside, local reservoirs and excellent transport links via the M65 motorway network all within close proximity. Brief comprising Composite entrance door, lounge with stairs leading down to the professionally fitted dining kitchen and a useful utility/storage area, first floor landing, two bedrooms and a family bathroom suite. To the outside is readily available on street parking and there is an enclosed yard to the rear. Warmed by gas central heating and UPVC double glazed, viewings are welcomed, seven days a week by ringing Cardwells Letting Agents Bolton on 01204381281 or via email at [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk). Please watch the online walk through video prior to booking your appointment.

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

#### **Composite entrance door into.**

**Lounge** 18' 3" x 16' 10" (5.56m x 5.13m) UPVC double glazed bay window, feature exposed stone fireplace with inset burner, UPVC double glazed window, turning staircase to the upper landing, stairs leading down to.

**Utility/storage** 6' 11" x 9' 4" (2.11m x 2.84m) Wall mounted radiator.

**Kitchen** 13' 3" x 12' 7" (4.04m x 3.83m) 13'3 x 12'7 professionally fitted farmhouse style kitchen comprising sink unit with mixer tap over, base units with contrasting wooden worktops, five ring gas oven, two wall mounted radiators, UPVC double glazed window, cupboard housing the gas combination boiler, composite entrance door to the rear.

**First Floor Landing** 5' 4" x 7' 8" (1.62m x 2.34m)

**Bedroom One** 8' 9" x 9' 2" (2.66m x 2.79m) UPVC double glazed window, wall mounted radiator.

**Beroom Two** 8' 9" x 6' 7" (2.66m x 2.01m) UPVC double glazed window, wall mounted radiator.

**Bathroom** 7' 0" x 5' 5" (2.13m x 1.65m) Three piece suite comprising WC, pedestal wash basin, bath with mixer shower attachment and fitted glass screen, built in shelving, UPVC double glazed window, wall mounted radiator.

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Holding Deposit** A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

**Deposit** A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**No Deposit Option** Find out how to rent this property deposit free with Reposit - <https://reposit.co.uk/> Tenants pay a one week non refundable service charge direct to Reposit subject to a minimum of £150. Tenants will remain liable to pay any damages, cleaning, and any arrears at the end of the tenancy.

**Council Tax** Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band B and the current cost is £1,490.00 per annum payable to Pendle council.

**Flood risk information** Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

**Tenure** Cardwell Letting Agents Bolton pre market research indicates that the property is of a freehold tenure.

**Conservation Area** Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

