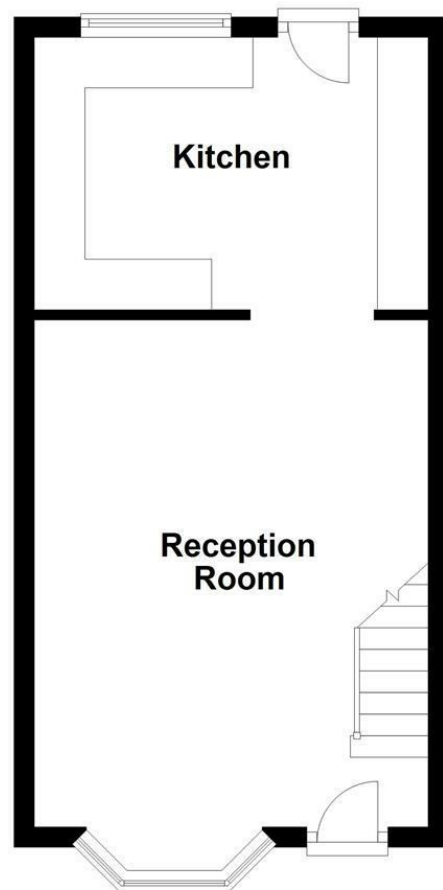
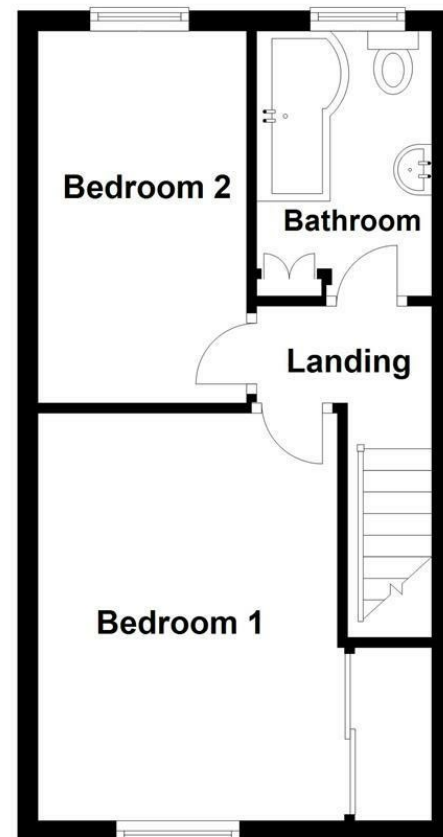


Ground Floor





First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Holgate Street, Briercliffe, BB10 2HQ

### £650 PCM

AN ENVIABLE TWO BEDROOM HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, open plan kitchen living space and modern fixtures and fittings, this enviable two bedroom mid terraced property is being proudly welcomed to the rental market in the sought after location of Briercliffe. With neutral decoration, two generously sized bedrooms and a newly fitted kitchen and bathroom, this property is the perfect home for any small family or couple ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Burnley, Pendle and major motorway links.

The property comprises briefly; a welcoming and spacious open plan reception room leads on to a contemporary fitted kitchen and houses a staircase to the first floor. The kitchen boasts modern wall and base units and integrated appliances and leads on to the rear. The first floor comprises of doors on to two generously sized bedrooms and a modern three-piece bathroom suite. Externally there is an enclosed yard to the rear.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience.



# Holgate Street, Briercliffe, BB10 2HQ

## £650 PCM

 2  1  1  C

- Two Double Bedrooms
  - Excellent Transport Links
  - On Street Parking
  - EPC Rating: C
- Modern High Gloss Fitted Kitchen
  - Sought After Location
  - Close Proximity To Local Amenities
- Modern Three Piece Bathroom
  - Enclosed Rear Yard
  - Council Tax Band: A

### Ground Floor

#### Reception Room

18'7 x 12'9 (5.66m x 3.89m)  
UPVC frosted entrance door to reception room, UPVC double glazed bay window, central heating radiator, alcove storage, electric wall mounted fire, TV point, open to the kitchen and stairs to first floor landing.

#### Kitchen

12'9 x 8'10 (3.89m x 2.69m)  
UPVC double glazed window, upright central heating radiator, range of white gloss wall and base units, wood effect worktops, tiled splash back, composite sink and drainer with mixer tap, integrated Hotpoint electric oven with four ring gas hob and extractor hood, integrated fridge freezer, washing machine, integrated boiler, breakfast bar, spotlights, wood effect laminated flooring and UPVC double glazed door to the rear.

### First Floor

#### Landing

5'11 x 2'10 (1.80m x 0.86m)  
Doors to two bedrooms and bathroom.

#### Bedroom One

13'4 x 10'6 (4.06m x 3.20m)  
UPVC double glazed window, central heating radiator and over stairs storage.

#### Bedroom Two

11'10 x 6'9 (3.61m x 2.06m)  
UPVC double glazed window and central heating radiator.

#### Bathroom

8'7 x 5'11 (2.62m x 1.80m)  
UPVC double glazed frosted window, central heated towel rail, L shaped panel bath with rainfall shower and two rinse heads, dual flush W/C, vanity top wash basin, integrated linen cupboard, LED mirror, tiled elevations, PVC ceiling, spotlights and tiled floor.

### External

#### Front

Walled front.

#### Rear

Rear yard and gate to shared access.

#### Agents Notes

Council Tax Band A



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