

4, Room 5 Queen Victoria Road, Burnley, BB10 3DH  
£110 Per week  
Council Tax Band: A



**\*\*ALL BILLS INCLUDED\*\* \*\* TWO WEEKS RENT FREE \*\***

This exceptional 6-bedroom House in Multiple Occupation (HMO) is ideally located on Queen Victoria Road, offering unparalleled convenience and comfort. Just a stone's throw away from Burnley General Hospital, local supermarkets, and a short stroll to BooHoo, this property is perfect for commuters, working professionals, or anyone seeking independence with style.

Step through the door into a magnificent hallway, welcoming you with space and elegance. From here, you'll have immediate access to the first three beautifully appointed bedrooms.

Ground Floor:

Bedroom 1: Situated at the front, this room is bright and spacious, featuring a handy downstairs storage cupboard.

Bedroom 2: Generously sized, offering a cozy and comfortable living space.

Bedroom 3: A standout feature of this room is its private WC and hand wash basin—perfect for added privacy.

First Floor:

Bedroom 4: A charming room with all the essentials for a relaxing retreat.

Bedroom 5: Enjoy the luxury of a four-piece suite, including a low-level WC, cabinet hand wash basin, pedestal hand wash basin, and a quadrant shower.

Bedroom 6: The largest room in the house, providing ample space to create your personal sanctuary, complete with a cozy lounge area.

Shared Amenities:

Bathrooms: Two immaculate shared bathrooms, each with a three-piece suite featuring a shower, WC, and wash basin, ensuring convenience and comfort for all.

Kitchen: The heart of this home is the fully equipped shared kitchen. Cook up a storm with two electric ovens, electric hobs, and a fridge/freezer. Plus, enjoy the convenience of coin-operated washing and drying machines.

Fully Furnished: Each bedroom is equipped with a bed frame, mattress, wardrobes/drawers, and some rooms come with desks, ready for you to move in and make your own.

All-Inclusive Bills: Enjoy hassle-free living with all utility bills included, making it easier to manage your finances.



# Farrar & Forbes

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11a Skelton Street  
Colne  
Lancashire  
BB8 9JE  
01282 914042  
Burnley@farrarandforbes.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	