



Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



17 Holmby Street
Burnley, BB10 1SF

£575 Per month



Situated on this quiet residential street in the ever-popular Queensgate area of Burnley, this deceptively spacious two-bedroom property is now ready to become the perfect family home.

With great access to the M65 Network, good schools and all local amenities, this home briefly comprises of bright lounge, spacious kitchen diner with ample space for all modern appliances,



Floor Plans

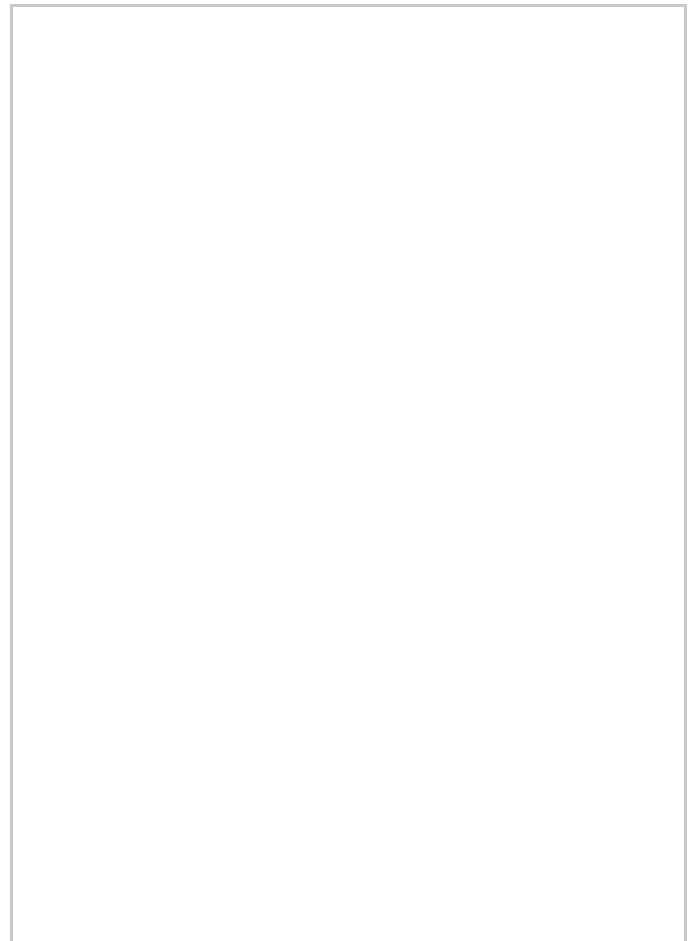
two double bedrooms and a three-piece family bathroom with additional shower over bath. Externally, there is a front courtyard & private rear yard.

Additional benefits include full Double Glazing & Gas Fired Central Heating throughout.

Picture living in this family home and call us today on 01282 476732 or email lettings@burnleysl.co.uk to arrange a viewing today!

FINANCIALS:- Non-refundable holding fee equal to one weeks rent (£132.69) payable on application. If tenancy proceeds, this is refunded as part of first months rent. First months rent (£575.00) & £575.00 deposit payable on move-in.

Council Tax: Band A – Burnley Borough Council
EPC: New Certificate Ordered
Tenancy Length: Long Term Let with initial 6 Month Assured Shorthold Tenancy



Area Map

Accommodation Details

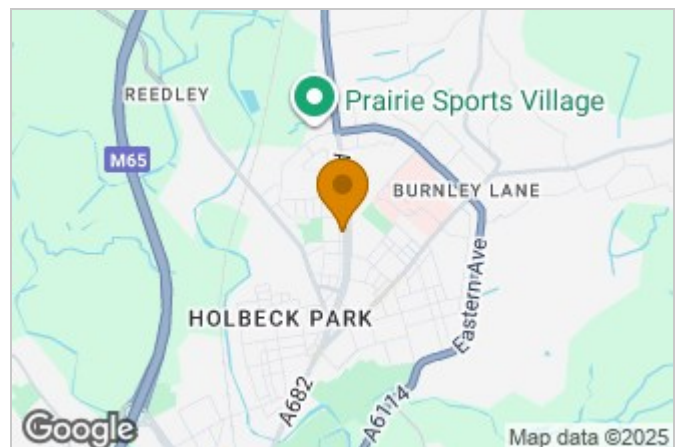
Lounge 13'00 x 11'11 (3.96m x 3.63m)

Kitchen Diner 13'00 x 12'9 (3.96m x 3.89m)

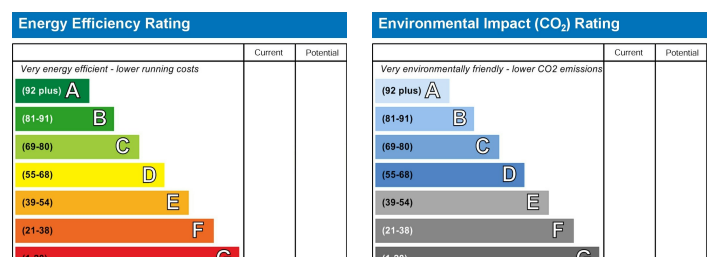
Bedroom One 13'1 x 12'00 (3.99m x 3.66m)

Bedroom Two 12'7 x 7'9 (3.84m x 2.36m)

Bathroom 9'4 x 7'2 (2.84m x 2.18m)



Energy Efficiency Graph



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.