



Burnley Sales
& Lettings Ltd.

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78 Coal Clough Lane,
Burnley, BB11 4NW



10 Granby Street
, Burnley, BB12 0PP

£575 Per month



This two-bedroom property, with great links to Burnley Centre, the M65 network & good schools, is now ready to become the ideal family home.

Briefly comprising of a spacious reception room (13'11 x 12'11), modern kitchen diner (13'09 x 12'10), two bright bedrooms (13'11 x 13'00 & 8'09 x 7'09) and a three-piece family



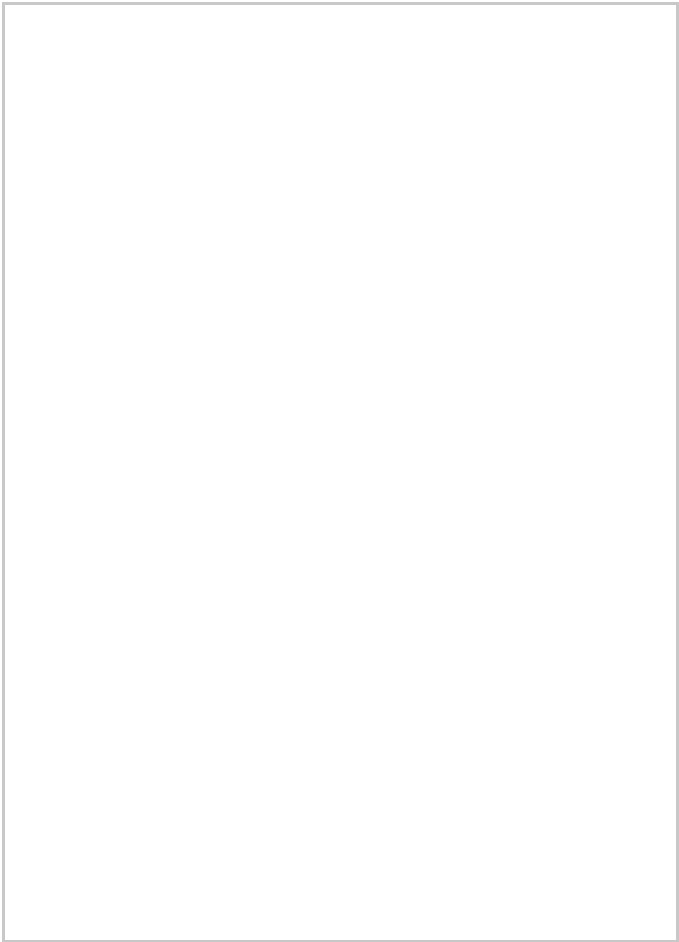
Floor Plans

bathroom. Externally, there is a walled rear yard.

Call us now 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 month's rent. First month's rent (£575.00) & £575.00 deposit payable on move-in.

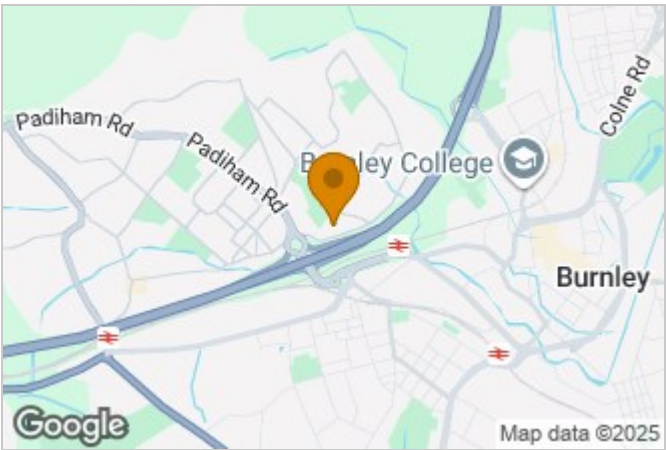
Council Tax: Band A - Burnley Council
EPC: Current D 62, Potential B 83
Tenancy Length: Long Term let with initial 6 Month Assured Shorthold Tenancy
NB: All measurements are "max" sizes and are to be used for reference only.



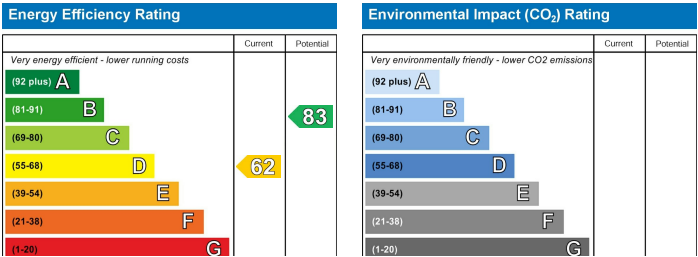
Area Map

Accommodation Details

- Lounge 12'11 x 13'11 (3.94m x 4.24m)
- Kitchen Diner 13'09 x 12'10 (4.19m x 3.91m)
- Bedroom One 13'11 x 13'00 (4.24m x 3.96m)
- Bedroom Two 8'09 x 7'09 (2.67m x 2.36m)
- Bathroom



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 firms employment has the authority to make or give any representation or warranty in respect of the property.