

Because life is

PettyTM
Real

64a Victoria Road
Earby
BB18 6UR



For Sale

£575 PCM

- Fitted dining kitchen
- Good sized double bedroom
- Shower room in white
- Viewing highly recommended
- Close to town centre amenities

- Gas central heating
- Double Glazing
- Deposit £575
- Council Tax A
- EPC: E



Very nicely presented first-floor duplex apartment set in the heart of the town centre of Earby so ideally placed for all the local town centre amenities and only twenty-minute drive to the historical market town of Skipton.

The property comprises of good sized lounge with electric fire, hearth and wooden surround; dining kitchen with a range of matching wall and base units in cream with contrasting worktops, four ring hob and built-in microwave, oven and fridge freezer; shower room in white with chrome fixtures and fittings; ascending a staircase leads you to a light and airy good sized double bedroom with Velux windows and ample storage.

The property is further complemented by the modern-day comforts of gas central heating through a combination boiler and double glazing and has been maintained to a very high standard so an internal inspection is highly recommended.

The property has just had a new shower cubical installed along with new blinds in the lounge & bedroom and a new kitchen floor.

Externally, there is a yard with brick outhouse.

Our initial tenancy agreements are for 6 or 12 months.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Unfortunately, no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance.



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.

4 Manchester Road, Burnley, Lancashire, BB11 1HH

T.

Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk
property.management@pettyreal.co.uk

www.pettyreal.co.uk