

Because life is

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Real

11 Rutland Street
Colne
BB8 0QJ



For Sale

£850 Per Month

- Well-presented 3 Bedroom Terraced House
- Close to local shops, schools, and transport links
- Spacious Lounge
- Modern Kitchen with ample storage
- Generously sized bedrooms, ideal for couples or families

- Enclosed rear yard – perfect for outdoor storage or seating area
- EPC - D
- Council Tax Band - A
- Non-smokers
- 01282 417775



Welcome to this beautifully presented 3-bedroom property located on the sought-after Rutland Street in Colne. This modern home offers stylish and comfortable living, perfect for families or professionals.

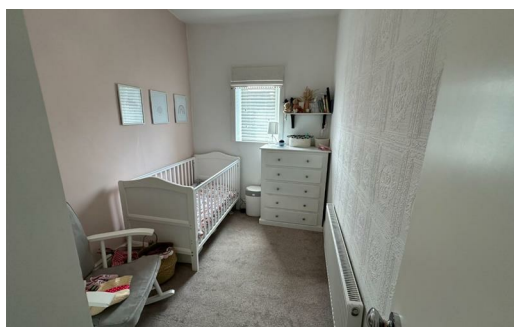
The property features a spacious reception room ideal for relaxing or entertaining, a sleek and contemporary kitchen, and a modern bathroom finished to a high standard. Upstairs, you'll find three well-proportioned bedrooms offering plenty of natural light and flexibility for use as bedrooms, a home office, or guest space.

Located close to local amenities, schools, and transport links, this property provides both convenience and comfort. Early viewing is highly recommended.

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.

A holding deposit capped at one week's rent to reserve the property. If the application is successful this can be used towards the rent and deposit.



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.

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