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PettyTM
Real

39 Burnley Road
Briercliffe
BB10 2JF



For Sale

£675 PCM

- New Carpets
- Two bedrooms
- Two reception rooms
- Playroom/Office
- Three piece suite

- Gas central heating
- Council Tax: A
- EPC: E
- Deposit £675
- 01282 415111



This elevated stone built mid terrace property provides two bedroom living accommodation.

As you enter the property to the ground floor you are immediately greeted by a feature entrance vestibule with stained glass leaded light windows and this in turn provides access to the lounge where there is a gas fire set within a feature fireplace.

Partial glass leaded light doors provide access to a second larger reception room, again with gas fire set within a feature fireplace, useful downstairs storage and UPVC double glazed French doors providing access to the L shaped enclosed rear yard.

The separate kitchen houses a range of matching wall, base and drawer units in white with co-ordinating working surfaces.

The main bedroom is situated to the front of the property and comprises a well proportioned double bedroom.

To the rear of the property is a second double bedroom and the bathroom houses a three-piece suite comprising low-level WC, pedestal hand wash basin, panelled bath with electric shower over and tiled splashbacks.

The property is complemented by the modern-day comforts of sealed unit double glazing and gas fired central heating throughout.

Externally, there is a garden forecourt to the front of the property and an L shaped enclosed yard to the rear.
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 weeks 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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