

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Huffling Lane, Burnley, BB11 3QH

£700 Per Month

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY

Located on Huffling Lane in Burnley, this charming mid-terrace house is being welcomed to the rental market. The property boasts a contemporary open-plan living area that seamlessly combines comfort and style, making it an ideal space for both relaxation and entertaining.

With two generously sized double bedrooms, this home offers ample space for a small family or individuals seeking extra room for a home office. The modern kitchen is well-equipped, providing a delightful environment for culinary enthusiasts to create their favourite meals. The family bathroom is thoughtfully designed, ensuring convenience and comfort for all residents.

This property's location in Burnley offers easy access to local amenities, schools, and transport links, making it a desirable choice for those looking to settle in a vibrant community.

In summary, this two-bedroom mid-terrace house on Huffling Lane is a fantastic opportunity that combines modern living with practicality. Don't miss the chance to make this lovely property your new rental home.

For further information or to book a viewing please contact our Lettings team at your earliest convenience.

Hufling Lane, Burnley, BB11 3QH

£700 Per Month



- Mid Terraced Property
- Fitted Kitchen
- Recently Renovated and Extended
- EPC Rating: C
- Two Bedrooms
- Three Piece Bathroom
- Close Proximity to Local Amenities
- Spacious Reception Room
- Enclosed Rear Yard
- Council Tax Band: A

Ground Floor

Reception Room

19'2 x 13'7 (5.84m x 4.14m)

UPVC double glazed window, central heating radiator, coving, meter cupboard, under stairs storage, wood effect flooring, stairs to first floor and open access to kitchen.

Kitchen

9'4 x 8'6 (2.84m x 2.59m)

UPVC double glazed window, spotlights, gloss wall and base units, granite effect worktops, tiled splash back, integrated electric oven, four ring induction hob, extractor hood, stainless steel sink with draining board and traditional taps, plumbing for washing machine, space for fridge freezer, tiled floor and UPVC double glazed frosted door to rear.

First Floor

Landing

6'1 x 2'4 (1.85m x 0.71m)

Coving, smoke alarm and doors to bedroom one, bathroom and further landing.

Bedroom One

11'5 x 9'7 (3.48m x 2.92m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

8'10 x 5'8 (2.69m x 1.73m)

Central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and direct feed shower over, extractor fan, part tile elevation and wood effect flooring.

Further Landing

6'2 x 3'3 (1.88m x 0.99m)

Central heating radiator, loft access and door to bedroom two.

Bedroom Two

9'4 x 8'6 (2.84m x 2.59m)

UPVC double glazed window, central heating radiator and loft access.

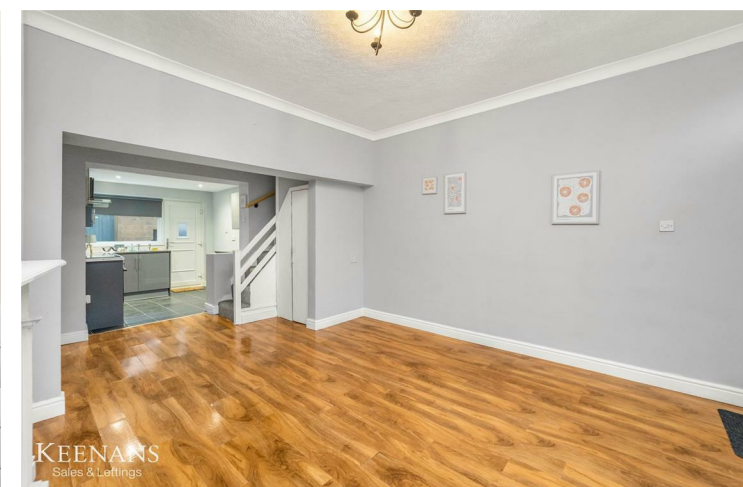
External

Front

Paving, stone chips, steps and bedding area.

Rear

Enclosed yard.



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