

Because life is

Petty<sup>TM</sup>  
Real

35 Holmby Street  
Burnley  
BB10 1SF



For Sale

£595 PCM

- Two bedrooms
- Large modern kitchen
- New flooring throughout
- New roof
- New bathroom

- Gas fire place
- Council Tax: A
- EPC: D
- Deposit £595
- No Smokers



The ground floor of this property comprises of a modern lounge with large double glazed windows allowing plenty of natural light in to the property and also benefits from a modern gas fire. The kitchen is situated to the rear of the property and has recently been fitted with plenty of cupboard space and work top area along with a gas hob and electric oven. To the rear of the kitchen is also a utility area.

The first floor of the property comprises of a large master bedroom and single second bedroom, both fitted with new flooring. The family bathroom consists of WC, hand wash basin and overhead shower.

This property also benefits from gas central heating, double glazed window and is situated close to local amenities.

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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