

53 PARK STREET  
BARROWFORD  
BB9 6HX

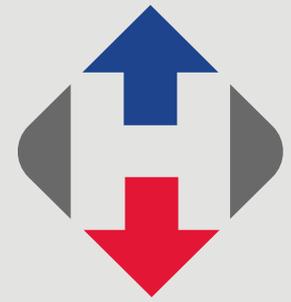
£725 per month



- Attractive stonebuilt terrace house
- Excellent tasteful accommodation
- Modern kitchen with oven & hob
- Desirable tucked away location
- Two bedrooms
- Modern 3-pce shower room
- Generous lounge with pleasant outlooks
- Unfurnished. Available immediately.

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**This pleasant stonebuilt mid terrace house is tucked away in a favoured location just on the outskirts of the village and only a short walking distance to many local amenities with excellent transport networks nearby.**



**The accommodation is attractively presented and comprises lounge and a bright fitted kitchen with oven and hob. The first floor offers two bedrooms and a modern three-piece shower room.**

**Externally there is a pleasant enclosed rear yard.**

**LOCATION:** From the centre of Barrowford, continue along Gisburn Road in the direction of Higherford, straight on over the mini roundabout and turn left onto Park Street. The property can be found at the very top of the street on foot but can also be accessed via Peter Street off Halstead Lane via car.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE PORCH:**

**LOUNGE:** 4.5m x 4.3m (14'10"x 14'2"); with built-in cupboards in alcove area, private front outlook, not overlooked, stone fireplace surround and hearth with wood mantle housing decorative fire.

**KITCHEN:** 3.6m x 2.7m (11'9" x 8'9"); modern range of fitted wall and base units with complementary laminate working surfaces, integrated electric double oven and 4-ring gas hob with extractor filter canopy over, plumbing for washing machine, understairs store cupboard, staircase to first floor, PVC rear external door.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.1m x 3.6m (13'7" x 11'9"); with large built-in double wardrobe, decorative period cast iron fireplace surround, pleasant outlooks.

**BEDROOM TWO:** 3.6m x 2.1m (11'11" x 7'0"); with decorative period cast iron fireplace surround.

**BATHROOM:** Modern 3-pce white suite, comprising walk-in double shower enclosure with thermostatic shower, low suite w.c. and pedestal wash basin.





**OUTSIDE:** Pleasant stone paved rear yard area with stone boundary wall and rear gate access.

**DEPOSIT:** £836.00.

**RESTRICTIONS:** Pets by application and no smokers.

**AVAILABLE:** Immediately.

**EPC:** The energy efficiency rating for this property is D.

**COUNCIL TAX:** Band A.

#### **Please Note**

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





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