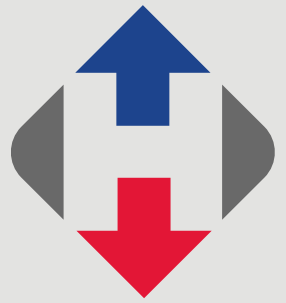


44 PARK ROAD
BARNOLDSWICK
BB18 5BQ
£675 per month



- Substantial mid-terrace house
- Lounge with feature fireplace
- Bright fitted dining kitchen
- Popular edge of town location
- Two double bedrooms
- Four-piece bathroom
- Garden forecourt, rear yard
- Unfurnished.

Substantial mid-terrace house ideally positioned within easy reach of the Barnoldswick town centre and its abundance of amenities. The accommodation comprises lounge with fitted gas fire, dining kitchen, two double bedrooms and four-piece bathroom.



Outside, there is garden forecourt and paved rear yard.

LOCATION: Park Road is only a short distance from the town centre and can be found by proceeding along Frank Street and straight across the junction into Park Road. Number 44 is situated on the left hand side.

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

ENTRANCE VESTIBULE.

LOUNGE: 4.4m x 4.4m (14'4" x 14'4"); coal effect 'Living Flame' gas fire set in attractive surround.

DINING KITCHEN: 4.2m x 3.7m (13'7" x 12'1"); with range of cream fitted wall and base units with complementary wood effect laminate working surfaces, integrated electric oven, four-ring gas hob and extractor over, plumbing for washing machine, door to rear.

STORE ROOM: 2.8m x 0.7m (9'1" x 2'2").

FIRST FLOOR:

LANDING.

BEDROOM ONE: 4.2m x 3.7m narrowing to 3.3m (13'7" x 12'1" narrowing to 10'8").

BEDROOM TWO: 4.4m x 2.3m (14'4" x 7'5").

BATHROOM: Housing four-piece suite comprising low suite w.c., pedestal washbasin, panelled bath and corner shower enclosure housing electric shower.

OUTSIDE: Garden forecourt with privet hedge and gate. Enclosed paved rear yard.





HEATING: Gas central heating.

DEPOSIT: £778.00.

RESTRICTIONS: No smokers. Pet requests must be submitted in writing.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band A, £1,753.30 (April 2026).

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 security deposit.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit **MUST** be made by bank transfer. 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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