

Because life is

Petty
Real™

For
Sale



147 Langroyd Road
Colne BB8 9EE

£525 PCM



Key Features:

- Garden fronted terrace property
- Dining kitchen with integral oven and hob
- Three piece bathroom
- New carpets fitted
- Double glazing and gas fired central heating
- Large bay-fronted lounge with gas fire
- 2 bedrooms
- Property has just been decorated throughout
- Good sized rear yard with outhouse
- **NO SMOKERS OR PETS** Unfortunately, no housing benefit claimants can be considered for this property due to a restriction in the landlord's mortgage term/insurance.

Tenure:

EPC Rating: D

Council Tax Band: A



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www.pettyreal.co.uk

Main Description:

Nicely presented, garden fronted terrace property located in an established and sought after residential area a short distance away from local schools and amenities and the popular market towns of Barnoldswick and Skipton are within 25 minutes driving distance.

The ground floor offers a large bay-fronted lounge with gas fire, leading to dining kitchen with integral oven and electric hob.

The first floor offers a large main bedroom together with a second bedroom and three-piece bathroom.

The property has just been decorated throughout and also had new carpets fitted. Externally there is a good-sized rear yard. The property benefits from the modern-day comforts of double glazing and gas fired central heating.

NO SMOKERS OR PETS

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One week's holding deposit required other fees apply. Details on request.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property