

Because life is

Petty  
Real™

5 Norfolk Street  
Colne  
BB8 9JH



## For Sale

£595 PCM

- Three bedrooms
- Gas fired central heating
- Freshly Decorated
- Two reception rooms
- New Kitchen

- New Carpets
- EPC: D
- Council Tax: A
- Deposit £595
- No Smokers



Stone built bay fronted mid terrace house occupying a popular and convenient setting located off Skipton Road. The property provides excellent convenience to various local shops, Supermarkets, retail outlets and all town centre shopping facilities and local amenities are within comfortable walking distance.

On entering the property to the ground floor you are greeted by an entrance hallway where the staircase ascends to the first floor. Situated to the front of the property is a pleasant lounge with feature bay fronted window.

To the rear is a larger reception room currently used by the present owners as a secondary lounge and dining room with open plan arrangement leading through to the kitchen reflecting today's modern day family requirements.

The kitchen houses an new 'L' shaped arrangement of modern wall, base and drawer units with co-ordinating working surfaces.

On the first floor situated to the front of the property is an excellent double bedroom and to the rear are two single bedrooms together with a new modern three piece bathroom suite in white with shower over the bath with complementary fully tiled walls and matching flooring.

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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