



154 Gisburn Road
Barnoldswick

TO LET - 154 Gisburn Road Barnoldswick, BB18 5LQ

Available at a rent of £650.00 per calendar month

£750.00 Deposit and usual references required.

A spacious 2 bedroom bungalow with a double garage and private driveway. Situated in the popular market town of Barnoldswick, the property is within walking distance to the town centre with local amenities near by including local schools, shops and good transport links.

Benefiting from double glazed uPVC windows throughout, gas fired central heating, fitted kitchen with induction hob and much more to commend it, the property comprises: -

Entrance into Living Room; Dining Room; Hallway; Fitted Kitchen electric hob and oven; Pantry; Porch; House Bathroom with separate bath and shower; Master Bedroom to the front including fitted wardrobes; Double Bedroom to the rear including ample fitted storage; Private garden to the rear

EPC E Rating

Please note that all our tenancies require rent to be paid calendar monthly in advance. All applicants must be over 18 years of age on the date of the proposed tenancy and for each applicant, references will be required from employers, bankers and previous landlords (if applicable) together with



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personal references. In order to make an application for a residential tenancy, a Holding Deposit equivalent to one weeks rent will be required.

The Landlord has fifteen days to make a decision from the date the holding deposit is taken. If the tenancy does not go ahead then the money must be repaid in full within seven days of the deadline being reached.

Repayment does not need to be in full if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days.

If the tenancy does go ahead, the holding deposit must be returned within 7 days of agreement, unless it is converted into part payment of the actual deposit or used towards the initial rent payment.

Application forms are available from our office.

Details prepared: June 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase. **PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.

