

2 Bed Terraced In Holgate Street Briercliffe, Burnley, BB10 2HQ

£750 Monthly





SHORT DESCRIPTION

Property Ref: 17600 Holgate Street, Harle Syke, Burnley Two double bedrooms | Spacious kitchen | Utility room | Newly decorated throughout Early viewing is highly recommended for this well-presented, garden-fronted mid-terrace home, situated in the ever-popular area of Harle Syke and within easy reach of local schools, shops and everyday amenities. Freshly decorated throughout and benefitting from double glazing and gas central heating, the property is offered unfurnished and ready for its new tenants to simply move in and settle. The accommodation comprises: Entrance — Porch leading to the lounge and living room Lounge — A bright and comfortable reception room with a large bay window, wooden flooring and gas fireplace. Kitchen and Dining Room — 12ft 6in x 27ft 6in (3.81m x 8.38m). A generous dual-purpose space fitted with units, a four-ring gas hob, chrome extractor hood and stainless steel sink and drainer. Laminate worktops with black tiled splashbacks, spotlights, vinyl flooring and a feature stone brick glass window. The dining area offers laminate flooring, radiator, TV and power points, a uPVC double-glazed window to the front and a built-in storage cupboards. Utility Room — Separate utility space with plumbing for a washing machine Downstairs WC — A convenient ground-floor WC Master Bedroom — 12ft 6in x 10ft 5in (3.81m x 3.17m). A double room with uPVC double-glazed window to the side, radiator, carpet, and a large fitted wardrobe. Second Bedroom — 12ft 6in x 10ft 0in (3.81m x 3.05m). A second double with uPVC double-glazed window to the front, radiator and carpet. Bathroom — 6ft 7in x 6ft 5in (2.01m x 1.95m). A modern suite comprising bathtub with shower over, pedestal sink and low-level WC. External — On-road parking. Property Type: Terraced Full Renting price: £750.00 Pricing Options: Fixed Price Council tax band: A EPC rating: D Measurement: 699.654 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Gas Central Heating -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	65 square metres

Rules on letting this property

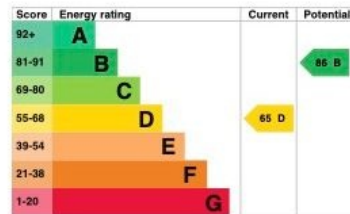
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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