

2 Bed Terraced In Parker Street Briercliffe, Burnley, BB10 2HH

£750 Monthly



Ref:17601



SHORT DESCRIPTION

Property Ref: 17601 Positioned in a popular residential area of Briercliffe, this well-presented two-bedroom terraced home is offered to let unfurnished and is ready to move straight into. Freshly decorated throughout and benefitting from double glazing and gas central heating, the accommodation offers two well-proportioned reception rooms, giving flexible space for both living and dining. To the rear is a fitted kitchen with gas hob and integrated oven. Upstairs there are two bedrooms — one with built-in storage — together with a three-piece bathroom comprising bath with shower over, pedestal basin and WC. Externally, the property enjoys a private, enclosed rear yard with a useful outhouse for additional storage. With on-street parking to the front and close proximity to local shops, schools and transport links, this home combines comfort with everyday convenience. Property Type: Terraced Full Renting price: £750.00 Pricing Options: Fixed Price Council tax band: A EPC rating: D Measurement: 775.002 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	72 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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