



30 Holmsley Street, Burnley, Lancashire  
BB10 4DY



## PROPERTY DESCRIPTION

!! The perfect first home !! We are delighted to offer for sale this immaculately presented two bedroom mid terrace home found just off the ever popular Lyndhurst Road. The generous accommodation comprises of: two separate reception rooms, a modern fitted kitchen - with separate utility, two first floor bedrooms and a modern three piece bathroom suite. The property is warmed by gas central heating - ran from a combination boiler located in the utility room, and is Upvc double glazed throughout. There is a low maintenance yard to the rear. Ideal for anyone looking for a buy to let investment. EPC - TBC. Council Tax Band - A. Early viewing a must!

## FEATURES

- The perfect first home
- Offered for sale with no onward chain - vacant possession
- Located just off the ever popular Lyndhurst Road
- Suitable for buy to let investment
- Two separate reception rooms
- Modern fitted kitchen with separate utility room
- Two first floor bedrooms
- Modern three piece bathroom suite
- Warmed by gas central heating and being Upvc double glazed throughout
- Low maintenance yard to the rear
- Council Tax Band - A
- EPC - TBC
- Early viewing a must!





## **ROOM DESCRIPTIONS**

### **Ground Floor**

Entrance Hallway

Sitting Room/Dining Room

Lounge

Modern Kitchen

### **First Floor**

Bedroom One

Bedroom Two

Family Bathroom

### **Outside**

Yard

### **Further Information**

#### **Further Information**

The property is on a leasehold title with the residue of a 999 year lease remaining.

The annual ground rent is £1.05.

The property is located in an area considered to be low risk for surface water flooding.

Mobile and broadband services are offered by a number of providers and ultrafast is available.

Council Tax Band - A

EPC - TBC