

TO LET



Sandhole Lane, Bamford
£650 pcm


MARTIN&CO

Sandhole Lane, Bamford

Cottage,
2 bedroom, 1 bathroom

£650 pcm

Date available: 4th October 2021

Deposit: £750

Unfurnished

Council Tax band: B

- Character Cottage
- Holding Deposit - £150
- Security Deposit - £750
- Two Reception Rooms
- Utility Room / Guest WC
- Garden with Patio Area
- Single Garage

SUMMARY Martin and Co are delighted to offer FOR RENT this EXTENDED, TWO BEDROOM Character Cottage located within a seduded lane in the heart of Bamford! Benefitting from gardens to the front / rear and a single garage.

The property comprises of an entrance vestibule, lounge with feature fireplace, a second reception room / dining room, utility room with tiled floor, Belfast sink and guest wc.

The modern fitted kitchen comprises of a range of base and



wall units and includes an integrated electric oven, halogen hob and a freestanding slim line dishwasher.

To the first floor is a large master bedroom featuring exposed beams and a fireplace, the second bedroom is positioned to the rear of the property and includes a store cupboard. There is also a three piece bathroom suite.

Early viewings recommended!

ENTRANCE HALL 3' 6" x 6' 8" (1.07m x 2.03m)

Neutral decor, carpet, wooden door, upvc window, door to lounge

LOUNGE 15' 1" x 15' 0" (4.6m x 4.57m)

Neutral decor, carpet, feature stone fireplace / gas fire, exposed beams, radiator, double glazed window, curtain pole and curtains

DINING ROOM 15' 0" x 9' 9" (4.57m x 2.97m)

Neutral decor, laminate flooring, radiator access to utility room, kitchen, cellar and first floor accommodation

KITCHEN 7' 3" x 8' 6" (2.21m x 2.59m)

Neutral decor, a range of wall and base units in a galley style, SS sink, integrated electric oven and halogen hob, tiled floor, UPVC patio door, dishwasher, radiator

UTILITY ROOM / GUEST WC 6' 11" x 8' 5" (2.11m x 2.57m)

Neutral decor, Belfast sink, block wood worktop, tiled floor, UPVC window, guest wc, radiator

MASTER BEDROOM 15' 3" x 15' (4.65m x 4.57m)

Neutral decor, new carpet, feature fireplace, radiator, double glazed window, exposed beams

BEDROOM TWO 9' 2" x 9' 11" (2.79m x 3.02m)

Neutral decor, new carpet, single glazed window, radiator

BATHROOM 5' 9" x 4' 5" (1.75m x 1.35m)

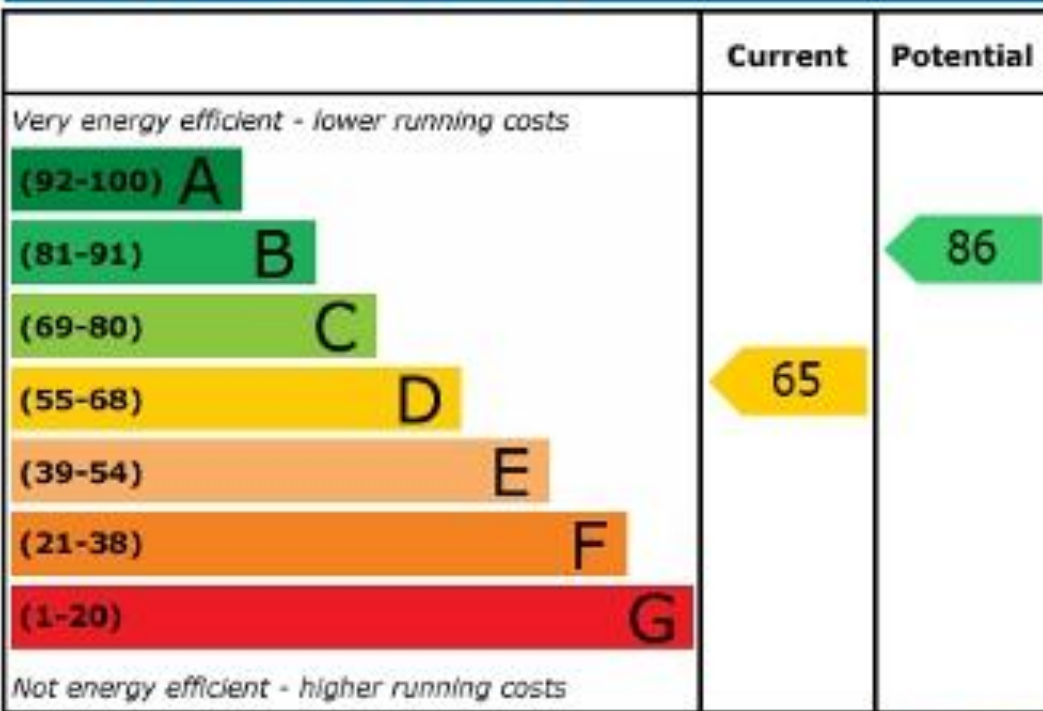
Fully Tiled Bathroom with a three piece white suite, UPVC window, extractor fan and electric shower over bath

EXTERNAL

Gardens to the front and rear, including borders and a patio seating area.



Energy Efficiency Rating

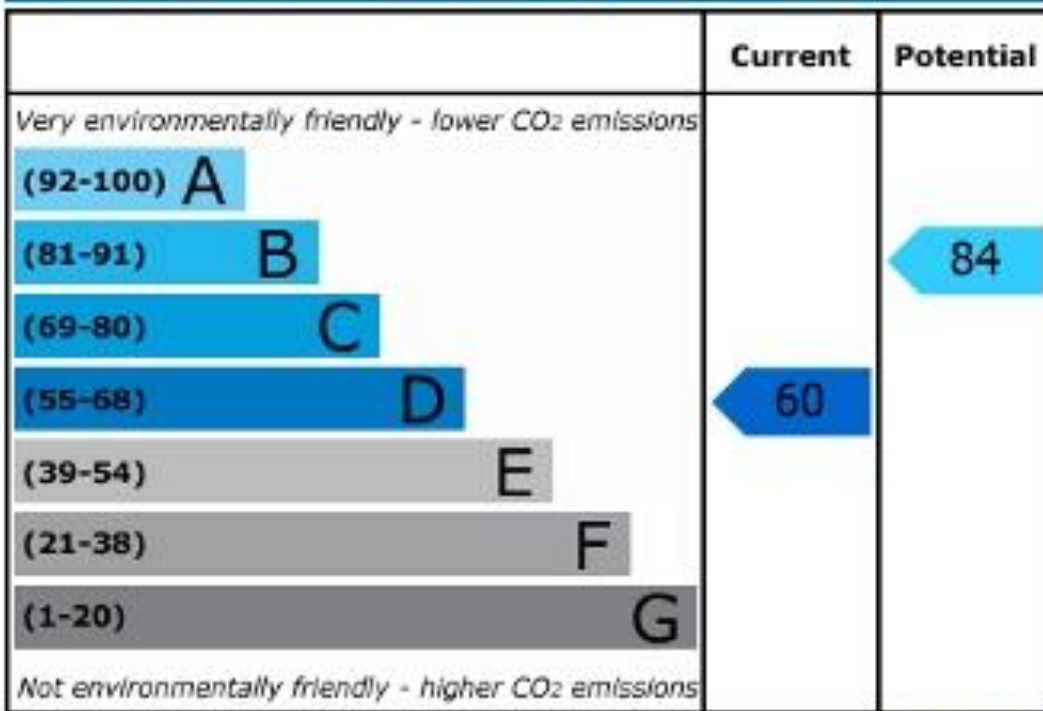


England & Wales

EU Directive
2002/91/EC



Environmental (CO₂) Impact Rating



England & Wales

EU Directive
2002/91/EC



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