



**Black
cat**
properties

 **3**
Bedrooms

 **1**
Bathroom



**** CHANCE TO WIN A MONTH'S FREE RENT & RECEIVE ACCESS TO 100'S OF EXCLUSIVE OFFERS & DISCOUNTS****

Black Cat Properties are delighted to offer for rental this three bedroom family home in the Coal Clough area of Burnley. Comprises three bedrooms, two reception rooms, fitted kitchen and bathroom

**** CHANCE TO WIN A MONTH'S FREE RENT & RECEIVE ACCESS TO 100'S OF EXCLUSIVE OFFERS & DISCOUNTS****

Rent with Black Cat Properties and you'll be part of our new valued customer rewards programme. Here you'll get access to hundreds of money-saving offers & discounts and have the opportunity to win a month's rent in the monthly prize draws. You will also be able to refer new Landlords to us and receive £100 in Love to Shop vouchers for successful lets. In return provide us with valuable feedback on your renting experience to help us improve our service

NO DEPOSIT SCHEME AVAILABLE - terms apply - please ask a member of staff for details

We are delighted to offer for rental this substantial three bedroom family home in the Coal Clough area of Burnley. The property is ideally located for easy access to the shops and amenities of Coal Clough Lane and Accrington Road and is within walking distance to Farmfoods Store

The property is fronted by a small garden forecourt setting it back from the street. The property has been fitted with double glazing and gas central heating throughout.

The front reception has been fitted with quality laminate flooring and has the added benefit of under stairs storage.

The rear reception has also been fitted with quality laminate flooring and comes complete with 2 x wooden alcove units.

The kitchen has been fitted with a good range of matching wall and base units in a modern white finish with grey coordinating worktops, incorporating stainless steel sink unit with mixer tap, integrated electric oven and hob with extractor hood over. To the rear of the kitchen is a large useful utility / storage area

On the first floor there are three bedrooms all fitted with quality laminate flooring, comprises 1 x double bedroom and 2 x large single bedrooms.

The bathroom has been fitted with a three piece suite in white comprising full size bath, pedestal wash basin and low level w/c.

THIS IS AN IDEAL OPPORTUNITY TO RENT A GOOD QUALITY FAMILY HOME AT AN AFFORDABLE RENT. CALL THE OFFICE NOW TO REGISTER YOUR DETAILS AND ARRANGE A VIEWING.

TENANTS ARE REQUIRED TO PAY THE FOLLOWING PERMITTED PAYMENTS

RENT - One Month's rent in advance

DEPOSIT- Equivalent to no more than 5 weeks rent

HOLDING DEPOSIT - A refundable holding deposit of no more than one week's rent is required to secure the property while we carry out your reference checks. If your application is successful this will be retained towards your first month's rent.

If your application is unsuccessful due to you supplying false information or not providing the requested information in the allocated time then your holding deposit will not be returned and your application will be rejected. If your application is unsuccessful for any other reason, your holding deposit will be returned to you in full.

PERMITTED PAYMENTS DURING THE TENANCY:

RENT: rent to be paid monthly in advance on the agreed date as stated in the Tenancy Agreement

UTILITY BILLS AND SERVICES:

All utility bills including gas, electric, water rates, council tax, broadband, communication services, television license are to be paid for by the tenant

REPLACEMENT KEYS - £24 incl VAT plus the cost of the keys

REPLACEMENT LOCKS - £60 incl VAT (plus additional contractor costs if applicable)

CHANGE OF TENANCY DETAILS requested by the Tenant - £60 incl VAT

EARLY TERMINATION OF TENANCY requested by the tenant and if agreed with the landlord:

Payment of rent up to the end of the Tenancy, or if sooner, up to the last date before a new Tenancy commences and a Landlords re-letting fee of £300 incl VAT

LATE PAYMENT OF RENT: A levy of 3% per day above the bank of England base rate. This will be chargeable from the 14th day of arrears and backdated to the first day.

THIRD PARTY COSTS: any third party costs incurred on the Tenants behalf by the Landlord or Agent will be payable by the Tenant. Such costs can be borne from missed appointments where the Landlord or Agent has been billed by the contractor or supplier

MISSED APPOINTMENTS with the Agent or the Agents representative for such things as pre-booked Property Inspections and pre-booked viewings with no prior cancellation will be chargeable at £18 incl VAT per hour

PETS - If a Landlord agrees prior or during a tenancy to accept a pet, a pet premium will be payable of no more than £30 per month per pet which will be added to the monthly rental amount. This will be agreed by separate negotiation and added to the Tenancy Agreement



2460021 Energy performance certificate (EPC) - Full an energy certificate - GOV.UK

Energy performance certificate (EPC)

345, Cog Lane BB11 5JT	Energy rating D	Valid until 27 February 2010 Certificate number: 2988-5071-6293-0334
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Property type: Mid-terrace house
Total floor area: 62 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/renting-a-property-rated-f-or-g) (<https://www.gov.uk/guidance/renting-a-property-rated-f-or-g>).

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 G.

<https://find-energy-certificates.digital.communities.gov.uk/energy-certificates/2988-5071-6293-0334?print=true>

