



 **3**  
Bedrooms

 **1**  
Bathroom



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

Three bed family property to rent. Close to town centre and local amenities

No deposit scheme available - as a member of staff for more details

**\*\* 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 spacious three bed property for rent, excellently located within walking distance to Burnley Town Centre and Todmorden Road Aldi Superstore.**

**The property has been newly painted with new carpets fitted throughout. Has full gas central heating and double glazing.**

**Comprises:**

**Spacious living room**

**Dining kitchen with matching wall and base units, plumbing for washing machine and dishwasher, gas and electric points for cooker installation and under stairs storage with power point for fridge freezer**

**Three bedrooms (1 x small double and 2 x single)**

**Family bathroom with three piece suite in white and over head shower to bath**

**Externally there is a good sized enclosed rear yard**

**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

**Energy performance certificate (EPC)**

27 Hunslet Street BURNLEY BB11 1SH	Energy rating <b>D</b>	Valid until 18 July 2025 Certificate number: 228-8030-7273-3865-3954
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Property type: Mid-terrace house  
Total floor area: 59 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/landlords-requirements-to-improve-energy-efficiency-in-let-and-leased-properties)

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**Energy rating and score**

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

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

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

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


