



PROCTORS

ESTATE AGENTS

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8 St James Street, Blackburn

A two bedroom mid-terraced property situated in the ever popular Mill Hill area of Blackburn close to all excellent local amenities. The accommodation briefly comprising lounge, kitchen, two bedrooms, three-piece bathroom and rear yard. Gas central heating and PVC double glazed windows are both installed. Viewing is recommended.

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ACCOMMODATION

ENTRANCE VESTIBULE

LOUNGE

13' 2" x 13' 7" (4.01m x 4.14m) PVC double glazed window, radiator

KITCHEN

12' 4" x 10' 2" (3.76m x 3.1m) Wall and base units, built in oven, hob & extractor, stainless steel single drainer sink unit with mixer tap, radiator, PVC double glazed window and door, breakfast bar

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

13' 8" x 14' (4.17m x 4.27m) PVC double glazed window, radiator

BEDROOM TWO

8' 10" x 7' 4" (2.69m x 2.24m) PVC double glazed window, radiator

THREE PIECE BATHROOM

Low level WC, wash basin, bath with shower over, radiator, PVC double glazed window

OUTSIDE

Rear yard

PLEASE NOTE

All properties are offered 6-months minimum contract period. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one week's holding fee, the landlord has 15 days to make a decision. If the tenancy does go ahead, the holding fee will be refunded or deducted from the first month's rent. If the tenancy does not go ahead then the holding fee will be refunded within 7 days of the deadline being reached or the landlord backing out. A repayment will not be made if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days. We will require proof of ID and address for all applicants over the age of 18 that will occupying the property.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		