

Room 3, 206 Blackburn Road, Great Harwood, BB6 7LX

£400 Per month

Council Tax Band: A



50% OFF THE FIRST MONTHS RENT

Five-bedroom HMO located on Blackburn Road in the delightful area of Great Harwood. This lovely room is part of a well-maintained property that boasts a spacious communal living room with patio doors to the rear yard.

As you step into the bedroom, you'll find a bedroom that offers a comfortable living space. The room comes partially furnished with essential items such as a bed, mattress, wardrobe, drawers, and a side cabinet, ensuring you have everything you need to settle in easily. With a secure entrance and a lock on the bedroom door, you can enjoy peace of mind and privacy.

One of the standout features of this property is that all bills are included, making budgeting a breeze. Additionally, its proximity to transport links makes commuting a convenient and stress-free affair.

Furthermore, you'll have access to communal areas including a living room and a bathroom comprising a low-level WC, pedestal hand wash basin, and a paneled bath with an overhead shower.

The communal kitchen has been kitted out with appliances such as a washing machine, fridge/freezer, and an oven.

All tenancies are on a shorthold tenancy for a minimum of 6 months, after this period it will be a rolling month-by-month contract unless agreed otherwise.

The holding fee is equal to one week's rent payable on application. If tenancy proceeds, this is refunded as part of the first month's rent.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC