



**Residential for improvement**

**44 Kyan Street, Burnley, Lancashire BB10 1HJ**

**42**

**\*GUIDE PRICE:**

**£35,000 - £45,000 (plus fees)**

**A Two/Three Bedroom Mid Terrace House**

The property comprises; entrance vestibule, lounge & kitchen. First floor – the front bedroom has been split to create two rooms. Additional bedroom & bathroom. Rear yard & on street parking.

**Tenure:** See Legal Pack

**Local Authority:** Burnley Borough Council

**Energy Performance Certificate (EPC):** Current Rating E

**Additional Fees**

**Administration Charge:** 0.9% inc VAT of the purchase price, subject to a minimum of £900 inc VAT, payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.