



Farrow & Farrow
ESTATE & LETTING AGENTS



- Parrock Lumb, Todmorden Road, Bacup
- 3 Bedroom Rental Accommodation
- Excellent Standard Of Finish
- Modern, Open Plan Living
- Rear Garden & Front Parking
- Sun Room To Rear
- Bond & References Required
- Full Time Working Tenants, No Pets, Non-Smokers

Parrock Lumb Farm, Todmorden Road, Bacup, OL13 9UT

£850 PCM
PCM

Parrock Lumb Farm, Todmorden Road, Bacup, OL13 9UT

*** NOW UNDER APPLICATION *** - 3 BEDROOM FARMHOUSE CONVERSION, FABULOUS PRESENTATION & BEAUTIFUL SURROUNDINGS - Excellent Modern Finishes, Spacious Living Accommodation, Ready To Rent & Available Mid-August, Bond & References Required - Contact Us To View



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	82	
(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	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Parrock Lumb Farm is an excellent rental home, beautifully presented and with a modern, open plan living / dining / kitchen layout. Providing spacious accommodation and a great standard of finish, this property also offers a sun room and is set within lovely, attractive surroundings too. Available now, this property is available to full time working tenants only, with no pets and who are non-smokers. A deposit & references are required, with the property available to rent now.

Internally, the property briefly comprises: Entrance Hall, open plan Living / Dining / Kitchen, open to Sun Room, Utility / Cloaks, first floor Landing off to Bedroom 1, En-Suite Bathroom, Bedrooms 2 & 3 and Shower Room. Externally, to the rear of the property is a Garden and there is Parking to the front too.

Situated off Todmorden Road and on the verge of nearby countryside, this property offers a great combination of location and convenience, within easy reach of amenities too.

* 3 Bedroom Rental Home * Excellent Finish * Modern, Open Plan Living * Garden & Parking * No Pets, Non-Smokers Only, Bond & References Required

Entrance Hall

Open Plan Lounge, Dining Kitchen

Open to Sun Room

Utility / Cloaks

1st Floor Landing

Bedroom 1

En Suite Bathroom

Bedroom 2

Bedroom 3

Shower Room

Front Parking

Rear Garden

Agents Notes Rental

Disclaimer

