

Farrow & Farrow
ESTATE & LETTING AGENTS



- Haslam Farm, Holme Lane, Rawtenstall
- 4/5 Bedroom Living Space
- Well Presented Traditional Interiors
- Rent Price Includes Gas & Electricity
- Secure Private Gated Parking
- Available Now
- Bond & References Required
- ALL ENQUIRIES VIA THE EMAIL AGENT BUTTON

Haslam Farm, Holme Lane, Rossendale, BB4 6JB

£1,595 PCM
PCM

Haslam Farm, Holme Lane, Rossendale, BB4 6JB

*** NEW *** - If you're looking for something a little different, Haslam Farm could well be the property for you! Secure Parking, Well Presented Traditional Interiors, 4/5 Bedroom & 3 Bathroom Accommodation, Ready For Occupation and RENT INCLUDES GAS & ELECTRIC, subject to fair usage - ALL ENQUIRIES VIA THE 'EMAIL AGENT' BUTTON PLEASE



Situated within private gated grounds just off Holme Lane, Rawtenstall this 4/5 bedroom property is well presented throughout with traditional finishes and appeal, spacious living accommodation and ample parking too. With a ground floor 2nd Lounge / Bar which could easily be a 5th bedroom with wetroom, the property offers flexible living areas inside and ample parking outside too. The rent price for this property also includes gas and electricity bill, subject of course to fair usage.

Internally, this property briefly comprises:
GROUND FLOOR - Entrance Porch, Kitchen / Dining Room, Utility Room, 2nd Lounge with Bar / Potential Bedroom 5, Wet Room.
SPLIT LEVEL FIRST FLOOR - Spacious Lounge
FIRST FLOOR - Landing off to Bedroom 1 with En-Suite Bathroom, Bedrooms 2-4 and further Bathroom.

Externally, the property has access to a Patio Garden / Deck Area and there is ample off road Gated Parking too.

Situated in a popular residential location, with open countryside minutes from the door, yet within easy reach of Edenfield and Rawtenstall centres, this property is also well located for good schools, shopping and of course, the nearby Whitchaff pub/restaurant.



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	

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.

Porch 4'8" x 5'5"

Kitchen/Dining Room 31'7" x 11'9"

Utility Room 6'5" x 14'8"

2nd Lounge with Bar / Potential Bed 5 23'4" x 20'6"

Wet Room 7'11" x 12'3"

Lounge 18'9" x 14'11"

Landing

Bedroom 1 14'8" x 14'10"

En-suite Bathroom 5'7" x 9'9"

Bedroom 2 11'9" x 12'4"

Bedroom 3 14'7" x 11'1"

Bedroom 4 14'8" x 9'1"

Bathroom 6'9" x 11'8"

Agents Notes Rental

Disclaimer