



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Yew Tree Grove, Balladen, Rossendale
- Ground Floor Apartment
- Easy Access and with External Store Room
- Recent Kitchen / Bathroom
- Neutrally Decorated
- Lovely Ski Slope Views to Rear
- AVAILABLE NOW!
- References and Bond Required

2, Yew Tree Grove, Rossendale, BB4 6DY

**£625**

## 2, Yew Tree Grove, Rossendale, BB4 6DY

SOUGHT AFTER GROUND FLOOR FLAT CLOSE TO BUS ROUTES, MOTORWAY CONNECTIONS & AMENITIES, Available now! Lovely outlook to rear with Ski Slope View. \*\*\* ALL ENQUIRIES VIA THE EMAIL AGENT BUTTON \*\*\* CONTACT US NOW TO VIEW!!!



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

Yew Tree Grove, Rawtenstall, is a 1 bedroom ground floor apartment, giving well planned living accommodation. With a spacious lounge and good size breakfast kitchen, the property is ideally suited to individuals or couples looking for a convenient residential area, close to bus stops and with excellent access to M65/M66 motorway connections. Close to Rawtenstall, the property gives excellent access to town centre amenities. This property is available now!.

Internally, the property comprises - Entrance Hall with Store Room, Lounge, Breakfast Kitchen with hot water cylinder cupboard, Bed 1 and Bathroom. Externally, small front forecourt with good pathways, external store room and rear communal lawned area. With adjacent parking is within easy access.

\* Ground Floor Apartment \* Level Access \* Front Garden & Store Room \* \* On Bus Route \* Nice Outlook to Rear.

**Hall 10'11" x 6'7"**

**Lounge 11'3" x 12'0"**

**Kitchen/Breakfast Room 8'6" x 8'7"**

**Bedroom 1 10'11" x 9'10"**

**Bathroom 6'5" x 5'9"**

**Store Room 4'2" x 6'9"**

**Front Garden**

**Rear External Store**

**Parking**

**Agents Notes Rental**

**Disclaimer**

