



# Farrow & Farrow

ESTATE & LETTING AGENTS



- 2 Hutch Bank View, Grane Road, Haslingden, Rossendale
- 4 Bedroom End Townhouse
- Recently Built, Contemporary Family Home
- Accommodation Over 3 Floors
- Gardens Front & Rear, Parking To Front
- Conveniently Located For Amenities & Transport Links
- AVAILABLE NOW - Contact To View By Appointment Only


2 Hutch Bank View, Grane Road, Rossendale, BB4 5ED

**£1,350 PCM**  
PCM

## 2 Hutch Bank View, Grane Road, Rossendale, BB4 5ED

4 BEDROOM, MID TERRACE RENTAL HOME - Accommodation Over 3 Floors, Gardens Front & Rear, Parking To Front, Close To Local Amenities / Transport Links / Town Centre - ALL ENQUIRIES VIA THE "EMAIL AGENT" BUTTON ONLY PLEASE - Deposit & Satisfactory Reference Checks Required For All Tenants



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>		
(55-68) <b>D</b>		
(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.

2 Hutch Bank View, off Grane Road, Haslingden, Rossendale is a 4 bedroom townhouse rental property. Brand new throughout, the properties are well presented with modern fittings and finishes and offer good family accommodation. All prospective tenancies are subject to a deposit and tenants satisfactorily passing reference checks. In order to meet affordability criteria for this property, tenants would need to have an income of £40,500pa.

This property briefly comprises:

Ground Floor - Entrance Hallway, Open Plan Kitchen / Dining / Lounge, Under Stairs Store, Downstairs WC.

First Floor - Landing off to Bedroom 1 with En-Suite Shower Room, Bedroom 2, Bathroom.

Second Floor - Landing / Study Area off to Bedrooms 3 & 4.

Externally - Gardens to Front & Rear, Parking to Front.

Located just off Grane Road, this property is part of a brand new development of just 13 homes. Enjoying a set back position, the properties are well located for easy access to a range of local amenities in Haslingden town centre and the surrounding area.

**Hall**

**WC 6'10" x 2'10"**

**Open Plan Kitchen / Dining / Lounge 31'0" x 15'11"**

**Under Stairs Store**

**Landing 12'8" x 6'9"**

**Bedroom 1 15'8" x 15'11"**

**En-suite Shower Room 5'10" x 5'4"**

**Bedroom 2 15'0" x 8'8"**

**Bathroom 9'8" x 6'9"**

**2nd Landing / Study Area 15'0" x 6'9"**

**Bedroom 3 11'2" x 16'0"**

**Bedroom 4 11'3" x 8'10"**

**Front Parking**

**Front Garden**

**Rear Garden**

**Agents Notes Rental**

**Disclaimer**

