



INGHAM & YORKE
Chartered Surveyors & Land Agents

2 Henfield House, Blackburn Road, Clayton le Moors, BB5 5JP

2 Henfield House Clayton Le Moors

£1,250pcm

£15,000 pa

Unfurnished

Directions

What3words

///buzz.pepper.awards

INGHAM & YORKE





TO LET

PROPERTY TYPE

🏠 Flat

BEDROOMS

🛏 4

BATHROOMS

🛁 1

Key features

- Substantial and well-proportioned four-bedroom family home forming part of the iconic Henfield House.
- Generous accommodation extending to approximately 1,883 sq ft (175 sq m) and arranged over two floors.
- Large mature garden providing an attractive and private outdoor space with ample off-road parking with space for up to three vehicles.
- Ideally located for Accrington, Blackburn and Burnley, with excellent access to the M65 and nearby railway stations
- Available now on an Assured Shorthold Tenancy.



Description

Henfield House is an iconic and imposing property occupying a prominent position on Blackburn Road in Clayton-le-Moors. The property has been divided into three individual dwellings, with Flat 2 occupying the western elevation of the building and offering substantial and well-proportioned accommodation arranged over two floors.

The accommodation extends to approximately 1,883 sq ft (175 sq m) and provides generously proportioned and versatile living space.

The property has been fully modernised to a high standard. It is entered into a useful entrance hall, with access to a WC/utility room and adjoining store. The kitchen provides a good range of workspace and leads through to a useful additional area, ideal for storage or ancillary use.

The principal living accommodation is particularly spacious, comprising a generous lounge extending to over 19 ft in length, together with a separate dining room featuring an attractive bay window which provides plenty of natural light.

To the first floor, a spacious central landing provides access to four bedrooms. The impressive principal bedroom extends to approximately 17'5" x 12'4". There is a further generous double bedroom with a bay window and fitted storage, an additional double bedroom, and a fourth bedroom which would also lend itself well to use as a home office or nursery.

The accommodation is completed by a family bathroom, fitted with a bath and separate shower, together with useful additional storage off the landing.

Externally, the property benefits from ample off-road parking for up to three vehicles together with a large, mature garden, providing an attractive outdoor space to complement the generous accommodation.

The property is conveniently situated in Clayton-le-Moors. The location is particularly convenient for commuters, with railway stations approximately 1.2 miles and 1.4 miles from the property.

The nearby M65 provides excellent road connections throughout East Lancashire and links with the wider motorway network, making the property particularly well placed for those commuting throughout the region whilst still enjoying convenient access to the surrounding Lancashire countryside.

Accrington town centre is within easy reach, whilst Blackburn is approximately 4.5 miles to the west and Burnley approximately 5.5 miles to the east. The popular Ribble Valley towns and villages, including Whalley and Clitheroe, are also readily accessible.

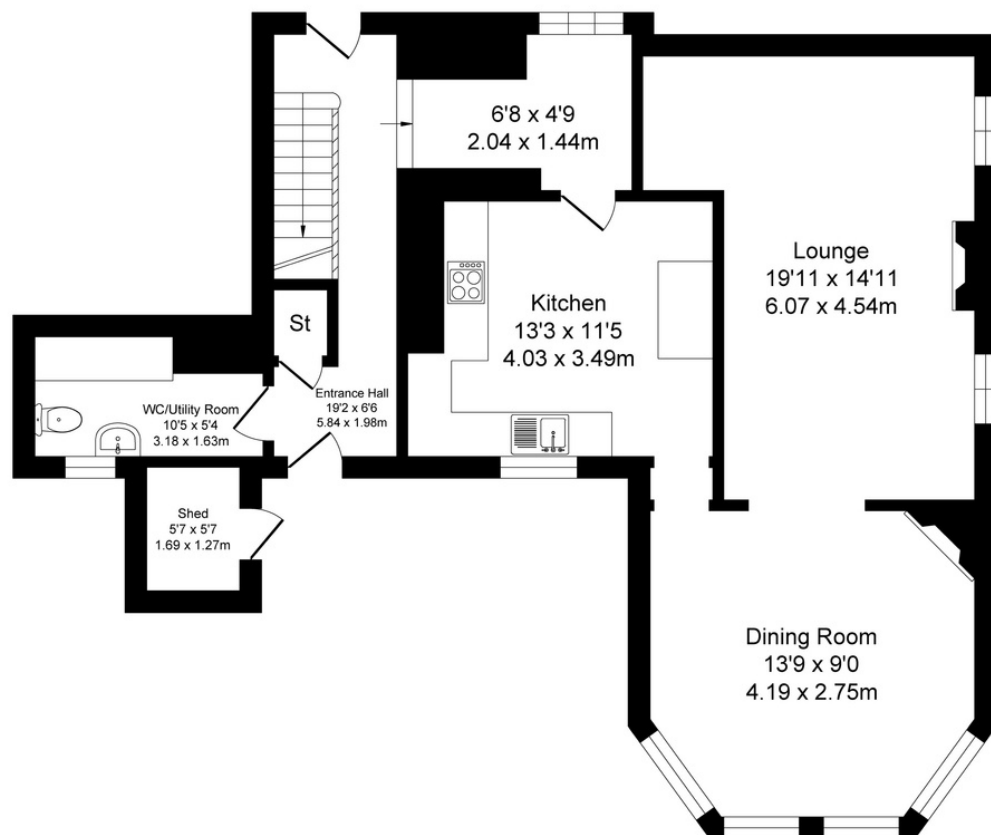
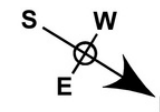
Overall, 2 Henfield House offers an excellent opportunity to rent a substantial four-bedroom home with spacious reception rooms, generous gardens and ample parking, in a convenient and accessible location.

Floor Plan

2 Henfield House, Blackburn Road, Clayton le Moors, Accrington

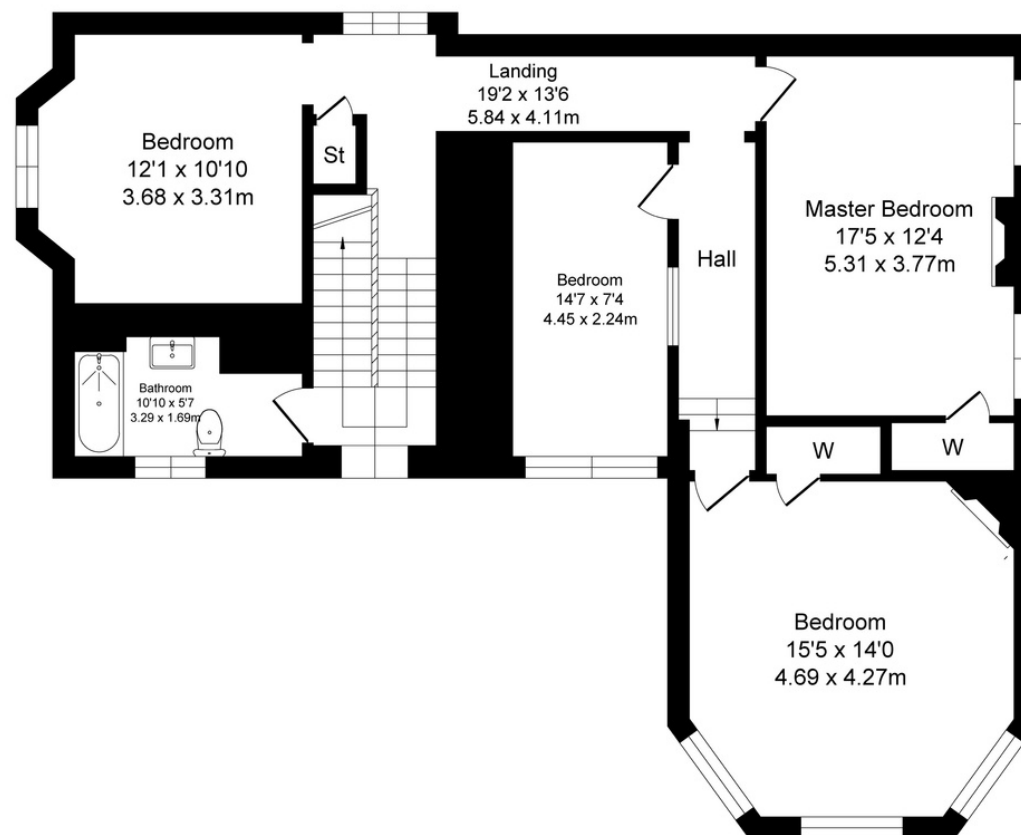
Total Approx. Floor Area 1883 Sq.ft. (175.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor
Area 877 Sq.Ft
(81.5 Sq.M.)



First Floor

Approx. Floor
Area 1006 Sq.Ft
(93.5 Sq.M.)



Other Information

Services: The property has the benefit of mains water, gas and electricity. The drainage is a sewage plant located on the property boundary which is used by all the properties. The central heating is by way of a gas combi boiler. The tenant is responsible for all services connected to the property including all charges for water, gas and electric, Council Tax (Band D) and telephone / internet for the full commencement of the Tenancy.

Local Authority: Hyndburn Borough Council, Accrington Town Hall, Broadway, Accrington, BB5 1EZ. 01254 388111

Tenancy Terms: The property will be let on an Assured Periodic Tenancy agreement

References: All applicants will be required to provide satisfactory references prior to the occupation of any property. The reference checks will be carried out by a third party provider. Acceptance of references and offer of the Tenancy is at our discretion.

Rent and deposit: On completion of the application and offer of an Assured Periodic Tenancy Agreement by the agent or Landlord, full payment of four weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held by The Tenancy Deposit Scheme. The first month's rent will be required 5 working days prior to the start of the tenancy. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date



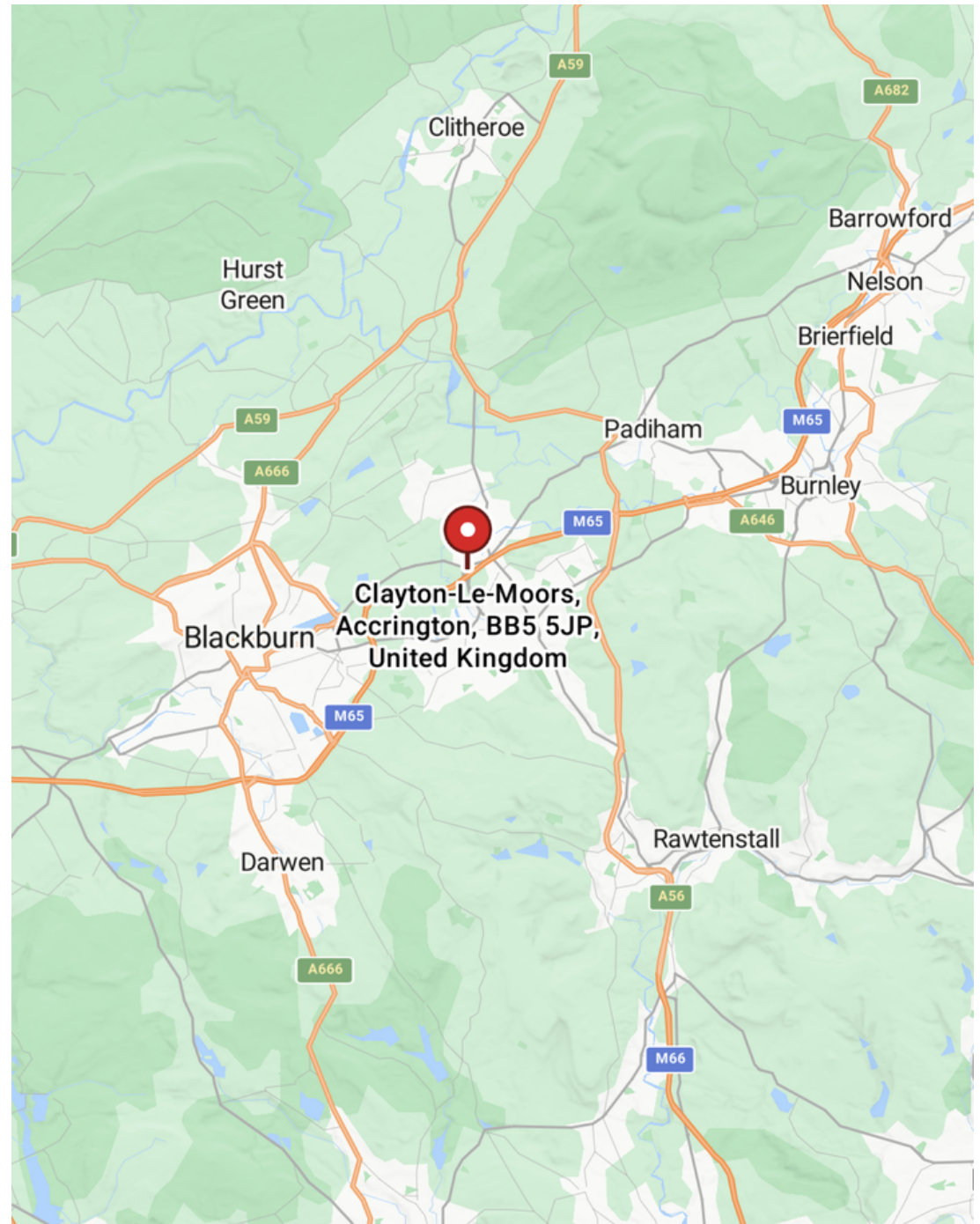
EPC

T.B.C



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