



4 Holmfield Road

Blackpool, FY2 9SL

- **GROUND FLOOR 1 BEDROOM FLAT**
- **WALKING DISTANCE TO PROMENADE**
- **RECENTLY REFURBISHED**
- **ELECTRIC HEATING, DOUBLE GLAZED**

£433 pcm

EPC Rating '71'





Property Description

LOUNGE / KITCHEN

18' 18" x 13' 50" (5.94m x 5.23m)

RECENTLY DECORATED, NEW CARPETS, FEATURE BAY WINDOW, RANGE OF WALL AND BASE UNITS WITH ELECTRIC COOKER, ELECTRIC HOB, EXTRACTOR HOOD, PLUMBED FOR WASHING MACHINE

BEDROOM


12' 95" x 11' 87" (6.07m x 5.56m) LARGE DOUBLE BEDROOM, RECENTLY DECORATED NEW CARPETS, DOUBLE GLAZED WINDOW

SHOWER ROOM

7' 54" x 3' 41" (3.51m x 1.96m) SHOWER CUBICLE WITH ELECTRIC SHOWER, WASH HAND BASIN, WC



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements