

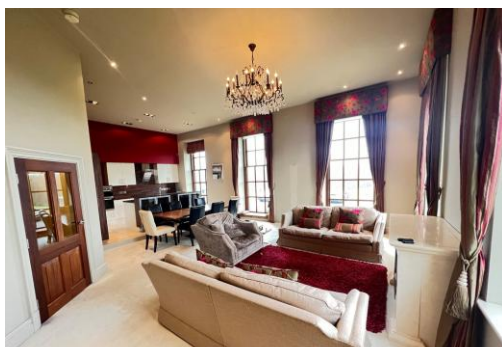


1 Woodfold Hall, Woodfold Park, Mellor, Blackburn

£1,650 pcm

A most impressive ground floor apartment in the magnificent Woodfold Hall, restored to exacting standards. Situated at the sought after, gated estate, on the outskirts of Blackburn but convenient for all surrounding towns and the regions major road networks including the M6 (approximately 5 miles). It is also close to Mellor village and British Aerospace.

The high quality accommodation enjoys an entrance hall with two piece cloakroom, a superb open-plan living arrangement with a lounge, dining area and fully fitted kitchen. There are two bedrooms (both with en-suite facilities). The second bedroom is currently fitted as a dressing room. It has double glazing and underfloor heating. There is a double garage and visitor parking with the property.



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ACCOMMODATION

ENTRANCE HALL

Door entry receiver

TWO PIECE CLOAKROOM

Wash basin, WC, tiled floor

WALK IN CYLINDER CUPBOARD

OPEN PLAN LOUNGE & FULLY FITTED KITCHEN

32' 6" x 18' 0" (9.91m x 5.49m) Electric fire in fire surround, 5 x double glazed sash windows with aspects over the surrounding estate

RAISED KITCHEN AREA

16' 2" x 11' 4" (4.93m x 3.45m) Full range of wall and floor units including drawers, large island with granite worktops, twin island sinks with mixer tap, Miele appliances including 2 x ovens, grill, induction hob & extractor, dishwasher, wine fridge, washing machine, tiled floor

BEDROOM ONE

19' 4" x 15' 10" (5.89m x 4.83m) 3 x floor to ceiling double glazed sash windows

EN-SUITE SHOWER ROOM

9' 8" x 7' 10" (2.95m x 2.39m) Large walk in Pharo shower, wash basin, WC, tiled walls & floor, chrome radiator/towel rail

BEDROOM TWO/DRESSING ROOM

Fully fitted wardrobes with multi hanging spaces, shelving, drawers, shoe racks & cupboards, floor to ceiling double glazed window

EN-SUITE BATHROOM

Spa bath with TV inset, wash basin, WC, tiled walls & floor, radiator

OUTSIDE

Double garage and visitor parking



Council Tax Band
Local Authority
EPC Rating

Band
48e

Agents Note: Whilst every care has been taken to prepare these 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 tenants are advised to recheck the measurements.

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PLEASE NOTE

All properties are offered 6-months minimum contract period. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one weeks holding fee, the landlord has 15 days to make a decision. If the tenancy does go ahead, the holding fee will be refunded or deducted from the first months rent. If the tenancy does not go ahead then the holding fee will be refunded within 7 days of the deadline being reached or the landlord backing out. A repayment will not be made if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days. We will require proof of ID and address for all applicants over the age of 18 that will occupying the property.



Proctors Blackburn

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	52 E
21-38	F		
1-20	G		