



## 4 Woodfold Hall, Woodfold Park, Mellor, Blackburn

£1,350 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, an open-plan living arrangement with lounge and fully fitted kitchen with quality units and built in appliances. There is a double bedroom and three piece en-suite bathroom. It has double glazing and underfloor heating. There is a single garage and visitor parking.





# 4 Woodfold Hall, Woodfold Park, Mellor, Blackburn

## ENTRANCE HALL

Door entry receiver

## TWO PIECE CLOAKROOM

Wash basin, WC, tiled walls & floor

## WALK IN CYLINDER CUPBOARD

## OPEN PLAN LOUNGE & FULLY FITTED KITCHEN

26' 3" x 18' 0" (8m x 5.49m) 2 x large double glazed sash windows, fitted bespoke display units with desk, drawers & cupboards, wall & spotlighting

## RAISED KITCHEN AREA

Wall & floor units including drawers, built in Miele appliances, oven, grill, induction hob & extractor, dishwasher, fridge, freezer

## BEDROOM

17' 2" x 11' 1" (5.23m x 3.38m) Spotlighting, double glazed sash window

## EN-SUITE BATHROOM

7' 9" x 5' 2" (2.36m x 1.57m) Bath with shower & screen, wash basin, WC, tiled walls & floor, radiator

## OUTSIDE

Single garage and visitor parking

## 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.



Council Tax Band      Band  
Local Authority  
EPC Rating              65d

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

4 Woodfold Hall, Woodfold Park, Mellor, Blackburn



Proctors Blackburn  
 2 Preston New Road, Blackburn, Lancashire, BB2 1AW  
 Tel. 01254 582489  
 Email. [blackburn@proctorsstateagents.co.uk](mailto:blackburn@proctorsstateagents.co.uk)  
 Web. [proctorsstateagents.co.uk](http://proctorsstateagents.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		