



Directions

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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8 Woodbank
Helmshore, Rossendale, BB4 4NA
£1,150 Per month



- Spacious Cottage With Brand New Conservatory
- Dining Kitchen, Lounge with Multi Fuel Burner
- Regular Garden Maintenance Included in the Rent
- Good Size Second Bedroom Plus Generous Loft
- Situated in a Much Sought After Area of Helmshore
- Fabulous Garden With Woodland Beyond
- Master Bedroom With Large Walk in Cupboard
- Four Piece Bathroom Including Shower Room

8 Woodbank

Helmshore, Rossendale, BB4 4NA

A fantastic opportunity to rent this spacious and characterful cottage with 2 bedrooms PLUS loft room, situated in a much sought after residential area of Helmshore. With a fabulous garden to the rear backing onto woodland, and on street parking available to the front, this cottage offers surprising accommodation internally comprising; dining kitchen to the front fitted with appliances, rear lounge with multi-fuel burner and French doors opening to a brand new conservatory, master bedroom with a walk in cupboard and a smaller second cupboard, a generous second bedroom, bathroom with three piece suite plus shower unit, and a versatile and spacious loft room. *Please note the folly in the garden will not be included in the tenancy.

Dining Kitchen

With a front facing window, tiled flooring, inset spotlights and ample power points, fitted with a range of wall and base units with granite work tops, inset sink and drainer, built in electric cooker and four ring hob with extractor hood, and fitted appliances to include fridge freezer, dishwasher and microwave.



Alternate View

Lounge

With a rear facing window, laminate wood effect flooring, inset spotlights, feature fireplace with multi fuel burner, radiator and power points. French doors open to the Conservatory.



Alternate View



Conservatory

With laminate wood effect flooring, power points and French doors opening out to the garden.

Master Bedroom

With a rear facing window, wall lights, cast iron fireplace, radiator, a large walk in cupboard and a smaller second, and power points.



Bedroom Two

With a front facing window, fitted wardrobes and drawer unit, radiator and power points.



House Bathroom

Partly tiled with a front facing window, wooden flooring, heated towel rail, walk in shower unit and three piece suite comprising panel enclosed bath, low flush WC and hand wash basin with pedestal.

Loft Room

With a Velux window, radiator and power points.



Garden

A generous rear garden mainly laid to lawn. Please note the folly is not to be included in the tenancy.

Parking

Off street parking is available on street directly in front of the cottages.

Council Tax Band B