

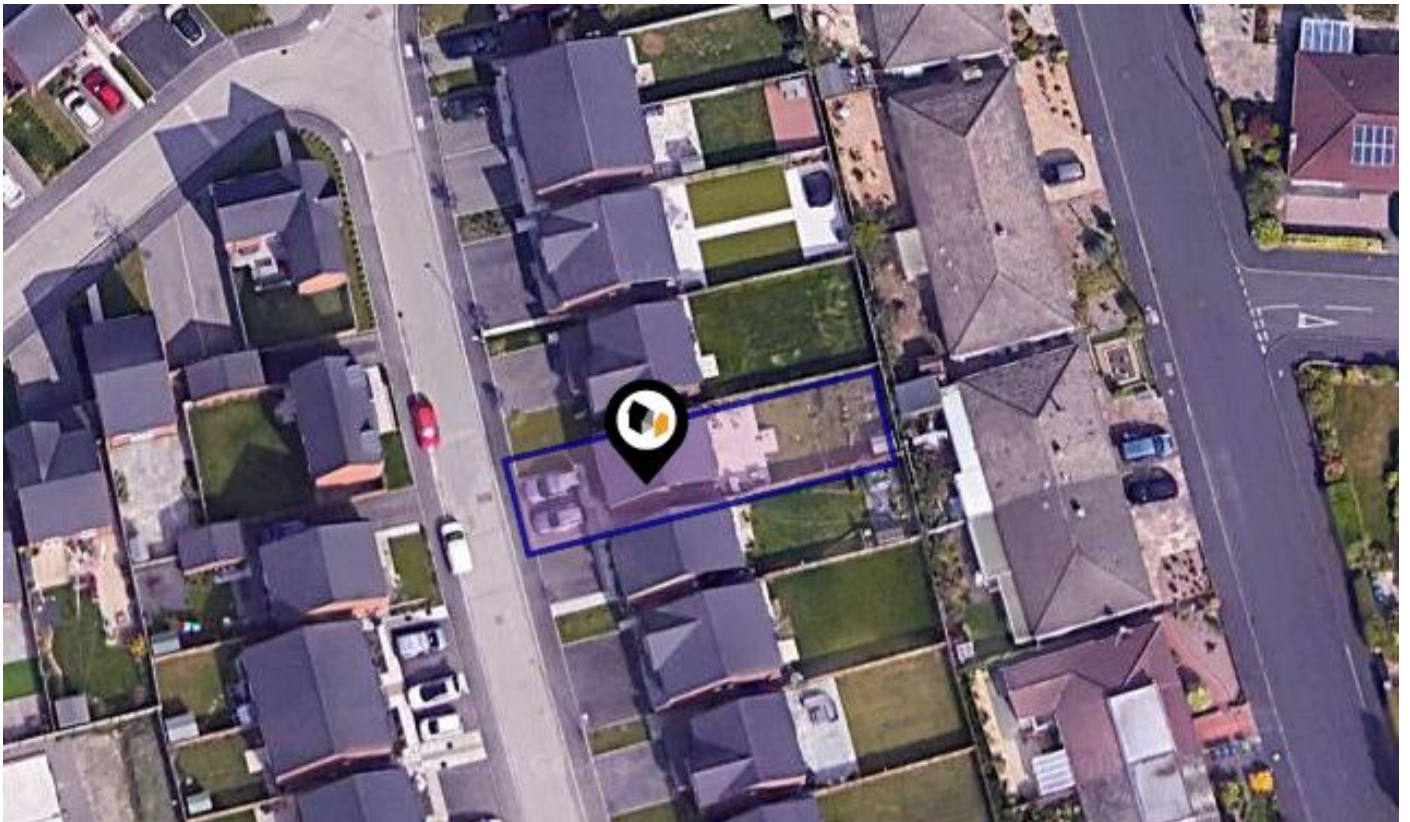


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Tuesday 19<sup>th</sup> November 2024**



**HOLDSWORTH DRIVE, GREAT HARWOOD, BLACKBURN,  
BB6**

## **Pendle Hill Properties**

154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk






## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	920 ft <sup>2</sup> / 85 m <sup>2</sup>		
<b>Plot Area:</b>	0.06 acres		
<b>Year Built :</b>	2018		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,018		
<b>Title Number:</b>	LAN256491		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>15</b> mb/s	<b>48</b> mb/s	<b>1000</b> mb/s
		

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

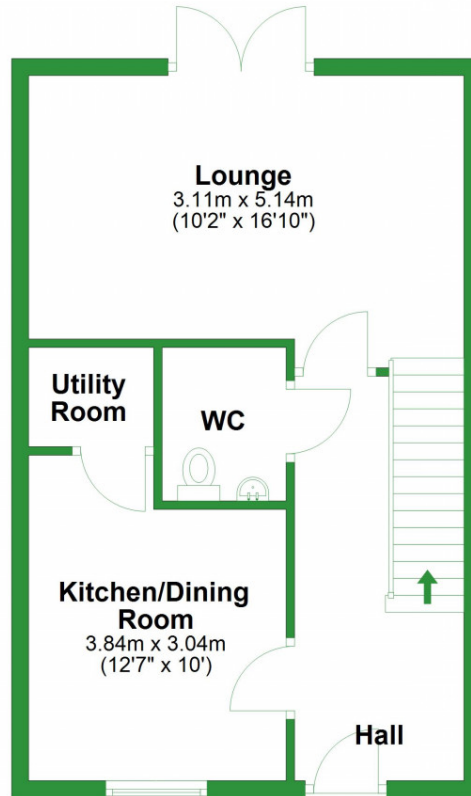




# HOLDSWORTH DRIVE, GREAT HARWOOD, BLACKBURN, BB6

## Ground Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



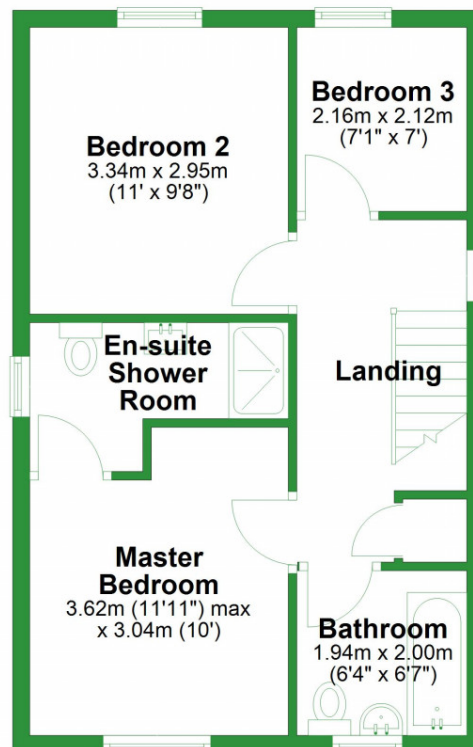
Total area: approx. 85.5 sq. metres (920.3 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

## HOLDSWORTH DRIVE, GREAT HARWOOD, BLACKBURN, BB6

### First Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



Great Harwood, BB6

Energy rating

# B

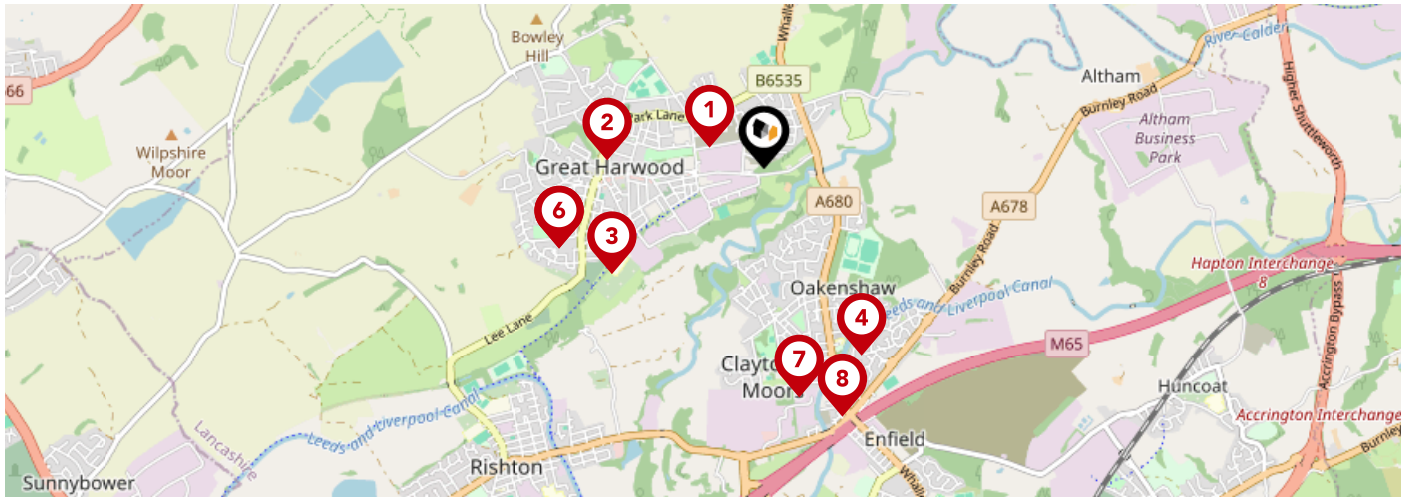
Valid until 17.10.2031









Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Gas: mains gas
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.10 W/m-Â°K
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.18 W/m-Â°K
<b>Total Floor Area:</b>	88 m <sup>2</sup>

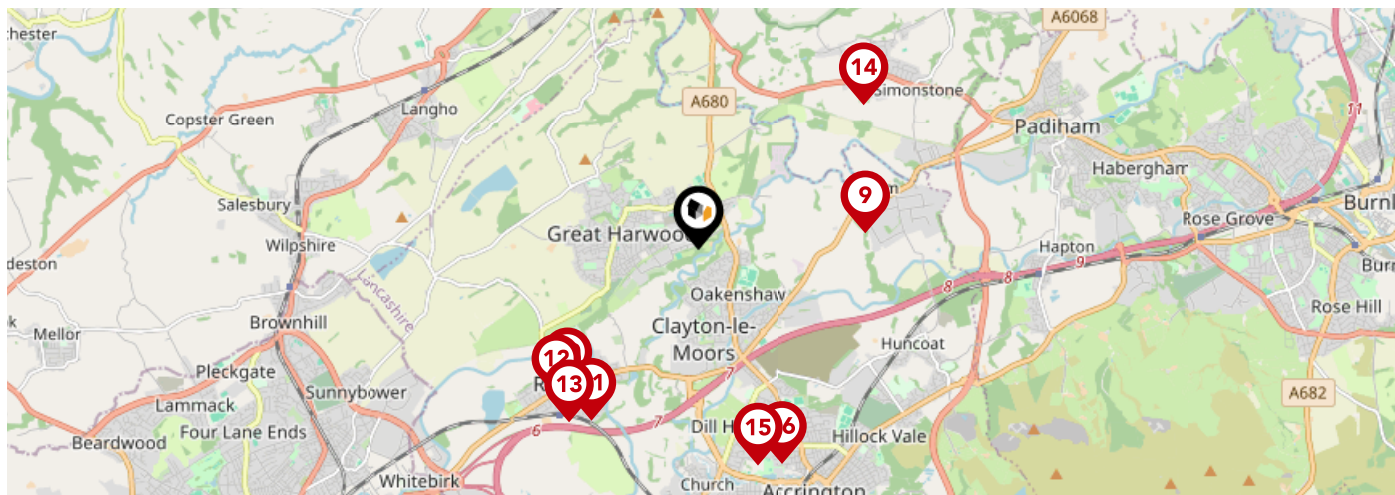
# Area Schools











	Nursery	Primary	Secondary	College	Private
 <b>St Hubert's Roman Catholic Primary School, Great Harwood</b> Ofsted Rating: Good   Pupils: 152   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Great Harwood St Bartholomew's Parish Church of England Voluntary Aided Primary School</b> Ofsted Rating: Good   Pupils: 172   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Great Harwood St John's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 159   Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Mary's Roman Catholic Primary School, Clayton-le-Moors</b> Ofsted Rating: Good   Pupils: 127   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Great Harwood Primary School</b> Ofsted Rating: Good   Pupils: 202   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Wulstan's Catholic Primary School, Great Harwood</b> Ofsted Rating: Good   Pupils: 147   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Clayton-le-Moors All Saints' Church of England Primary School</b> Ofsted Rating: Good   Pupils: 268   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Clayton-le-Moors Mount Pleasant Primary School</b> Ofsted Rating: Requires improvement   Pupils: 377   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



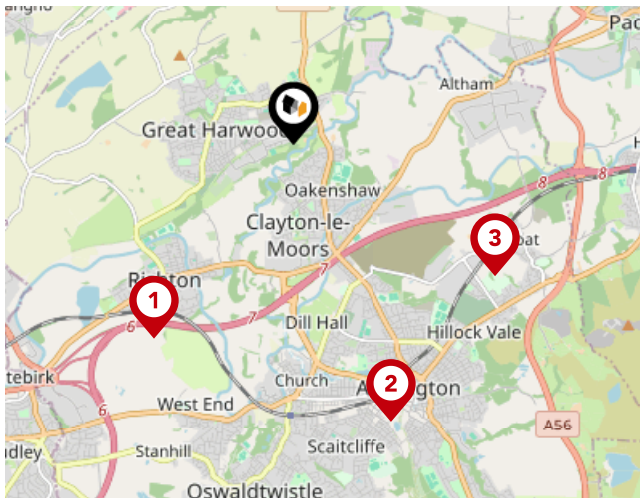
# Area Schools



	Nursery	Primary	Secondary	College	Private
 <b>Altham St James Church of England Primary School</b> Ofsted Rating: Good   Pupils: 79   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>The Hyndburn Academy</b> Ofsted Rating: Good   Pupils: 617   Distance:1.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Rishton Methodist Primary School</b> Ofsted Rating: Good   Pupils: 165   Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Rishton St Peter and St Paul's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>St Charles' RC School</b> Ofsted Rating: Good   Pupils: 161   Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Read St John's CofE Primary School</b> Ofsted Rating: Good   Pupils: 194   Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Accrington St Christopher's Church of England High School</b> Ofsted Rating: Good   Pupils: 1313   Distance:1.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 <b>Accrington Academy</b> Ofsted Rating: Requires improvement   Pupils: 1051   Distance:2.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

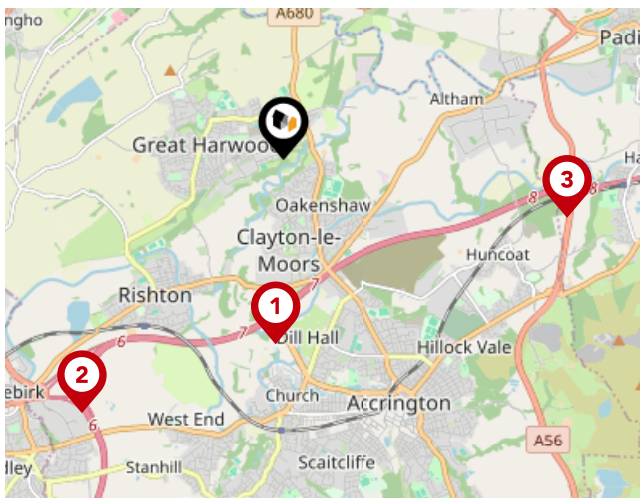
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Rishton Rail Station	2.08 miles
2	Accrington Rail Station	2.58 miles
3	Huncoat Rail Station	2.11 miles

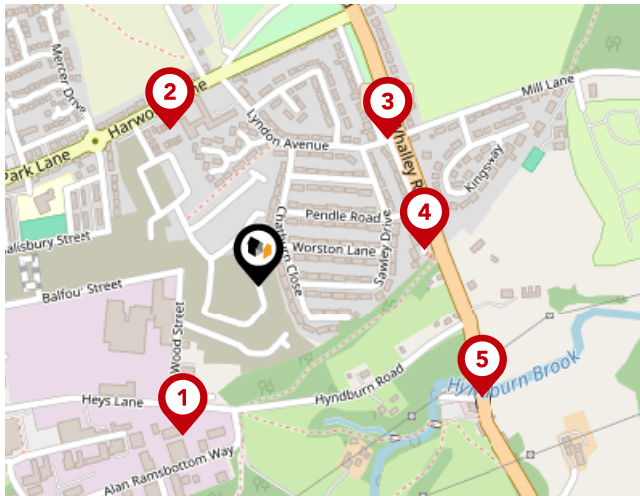


### Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J7	1.61 miles
2	M65 J6	2.83 miles
3	M65 J8	2.54 miles
4	M65 J5	5.05 miles
5	M65 J9	3.62 miles

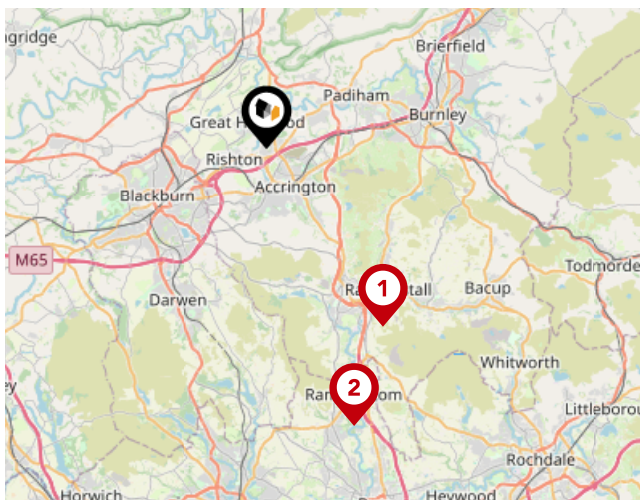
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Wood Street	0.18 miles
2	Lyndon House	0.2 miles
3	Lyndon Avenue	0.21 miles
4	Pendle Road	0.19 miles
5	Hyndburn Bridge Hotel	0.27 miles



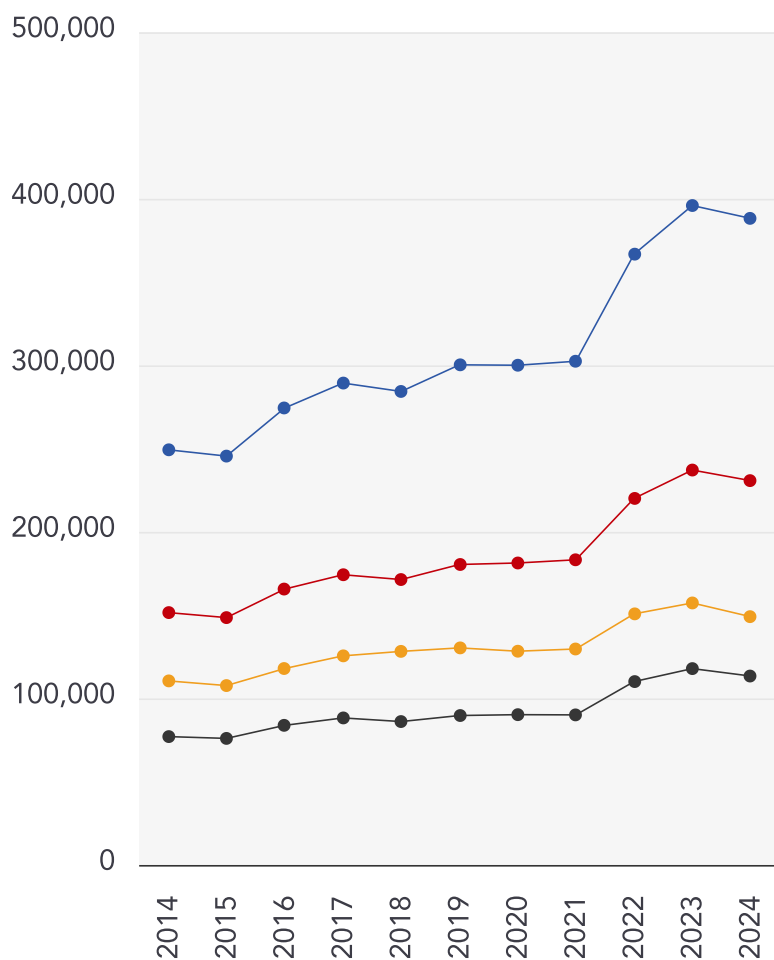
### Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	7.44 miles
2	Ramsbottom (East Lancashire Railway)	10.22 miles

# Market

## House Price Statistics

### 10 Year History of Average House Prices by Property Type in BB6



Detached

**+55.74%**

Semi-Detached

**+52.28%**

Flat

**+34.9%**

Terraced

**+47.17%**



### **Pendle Hill Properties**

---

If you are looking for exceptional service, high level sales skills and a team driven by success look no further than Pendle Hill Properties.

At Pendle Hill Properties we pride ourselves on offering the very best personal service and help buyers, sellers, landlords and tenants alike achieve their aims.

From the very first moment you call us you will feel secure in the knowledge that you are in safe and reliable hands. We take away the stress of property selection and buying and make the whole process simple and painless. Not only that but we have access to a team of partners who can provide legal, mortgage and financial advice, surveys, and provide a range of products tailored to your needs. In short Pendle Hill Properties is your one stop property shop.

### Testimonial 1



A super big Thank you to Andrew and all the team at Pendle Hill Properties for selling my house quickly. The service and communication from this company was second to none. Highly recommended. 5 star review from me.

### Testimonial 2



Moved to Pendle Hill properties after a really poor experience with a previous agent and immediately saw a difference from the photographs and marketing, to the number of viewings. Andrew worked hard to get our sale to completion and was always contactable for any queries. Would recommend.

### Testimonial 3



We used Pendle Properties to both sell our home, and rent our new home. It's a family-run company, and that really comes over in the service. You get that personal touch that is so often missing from high street estate agents. They care about their service. Our property in Cliviger was advertised and sold within 10 weeks, thanks to some great promotion across all platforms. They are strong and creative on social media. All in all, we'd highly recommend!

### Testimonial 4



Hi, So Andrew and Thomas took on a very niche house. They were aligned with the way I wanted to house marketed right from the offset. Always available to contact even out of work hours. Due diligence on buyers made to a high level. A very personal approach to dealing with buyers and vendors. Succeeded in the sale of our house. Recommended their services. Thanks



/PendleHillProperties/



/PendleHillProps



/pendlehillproperties/



/company/pendle-hill-properties/

# Pendle Hill Properties

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Pendle Hill Properties

154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk

