

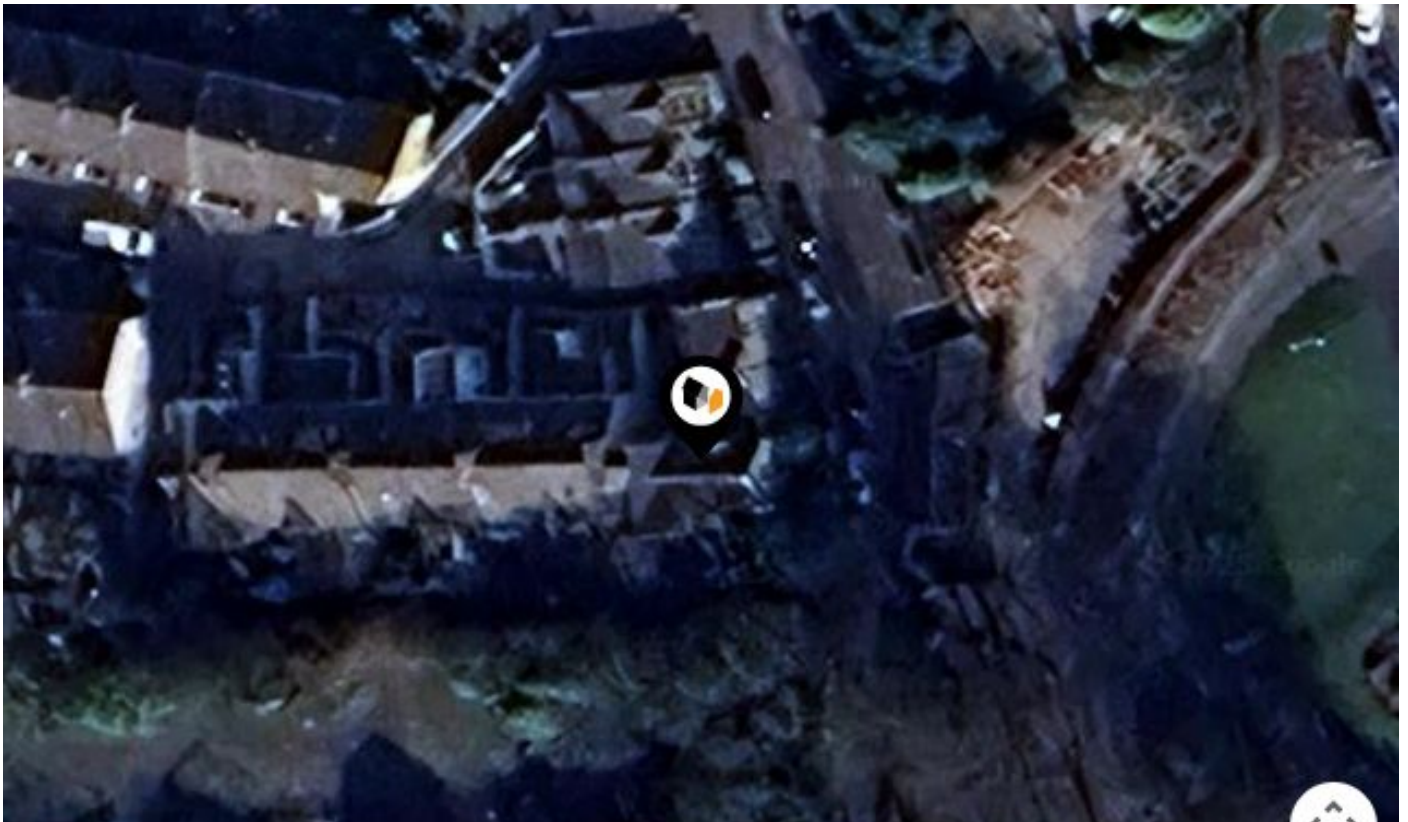


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 03rd October 2025



HOLLY BANK, ACCRINGTON, BB5

Pendle Hill Properties

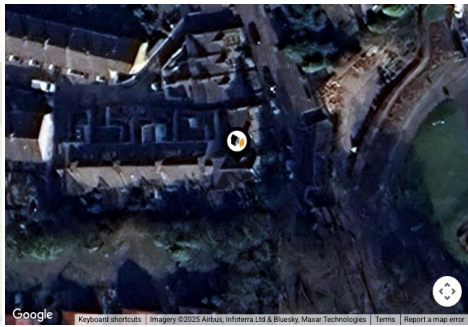
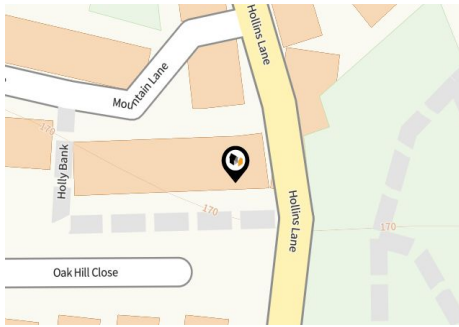
154 Whalley Road Read BB12 7PN

01282 772048

india@pendlehillproperties.co.uk

www.pendlehillproperties.co.uk





Property

Type:	Terraced
Bedrooms:	2
Floor Area:	1,729 ft ² / 160 m ²
Council Tax :	Band C
Annual Estimate:	£2,116

Local Area

Local Authority:	Lancashire
Conservation Area:	Christ Church
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

16	80	2000
mb/s	mb/s	mb/s
		

Mobile Coverage:

(based on calls indoors)

Satellite/Fibre TV Availability:

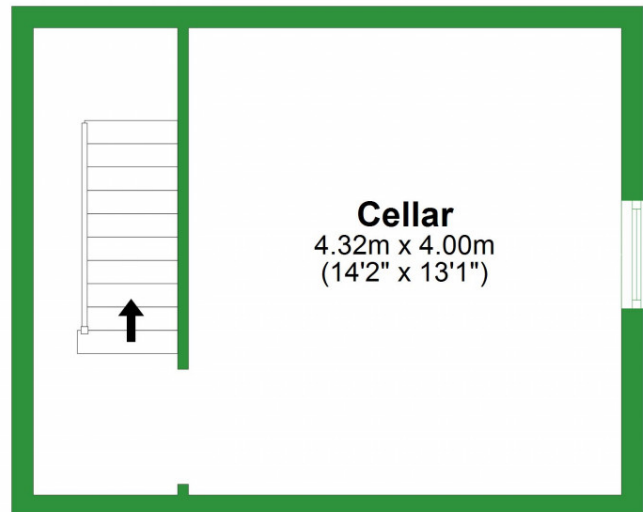
		
		



HOLLY BANK, ACCRINGTON, BB5

Basement

Approx. 23.5 sq. metres (252.7 sq. feet)

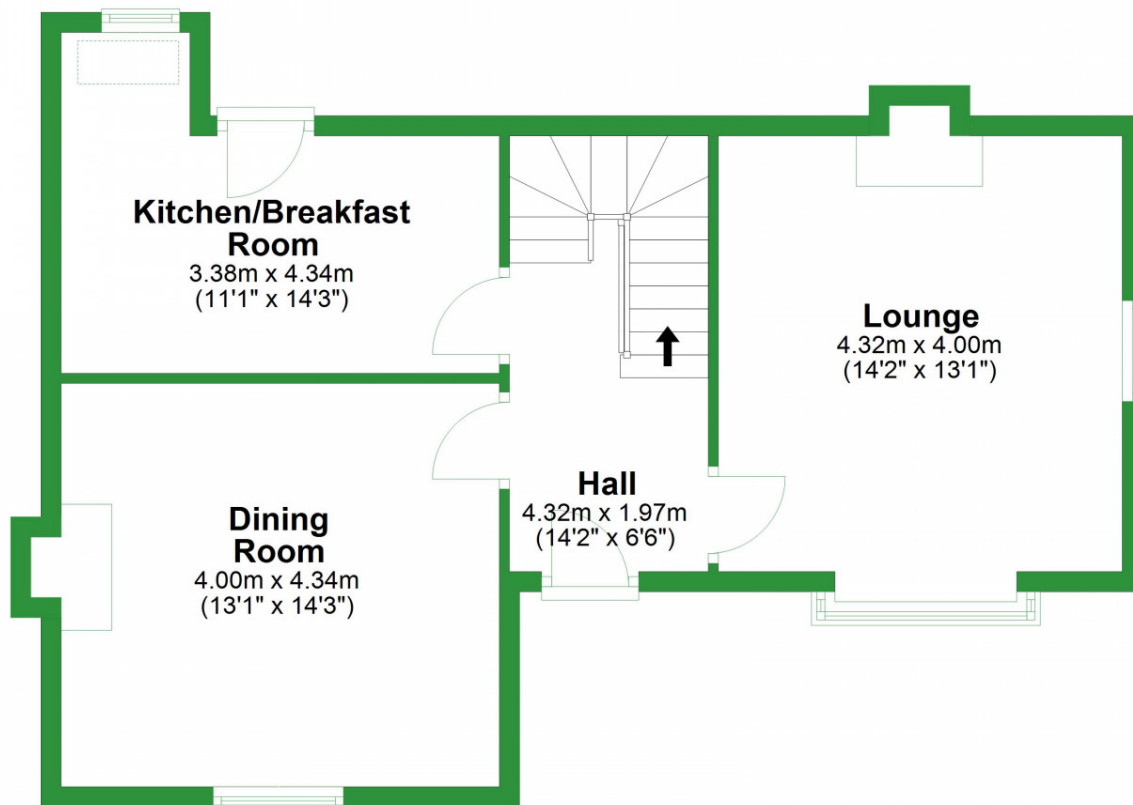


Total area: approx. 160.7 sq. metres (1729.8 sq. feet)

HOLLY BANK, ACCRINGTON, BB5

Ground Floor

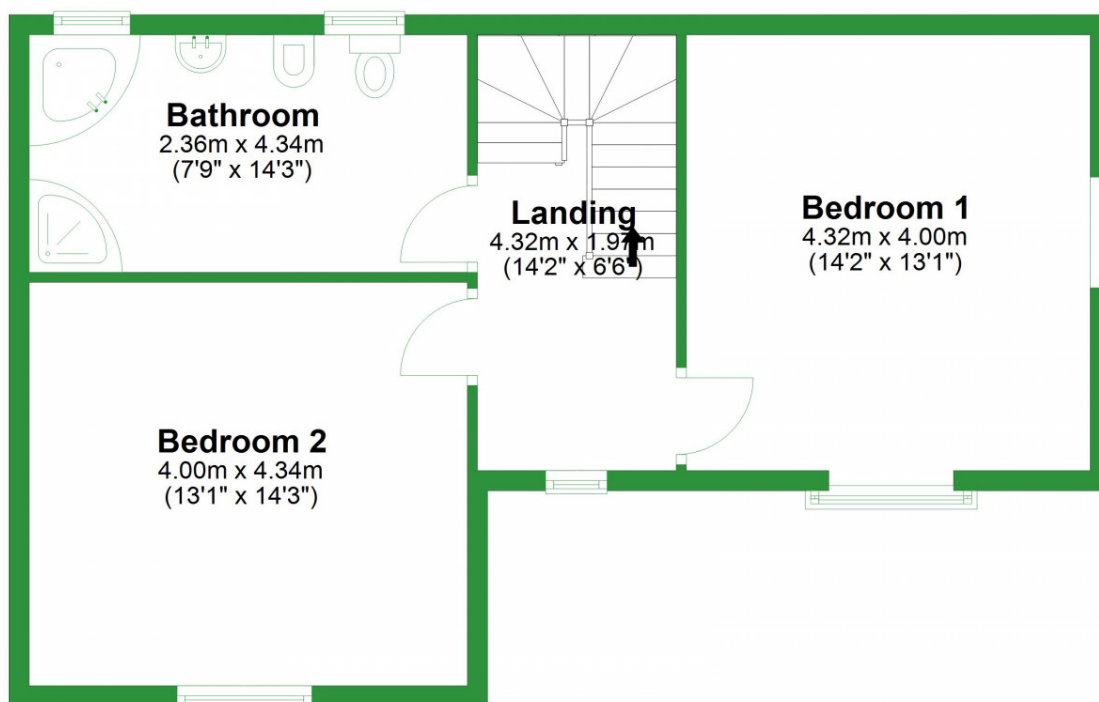
Approx. 56.2 sq. metres (605.4 sq. feet)



HOLLY BANK, ACCRINGTON, BB5

First Floor

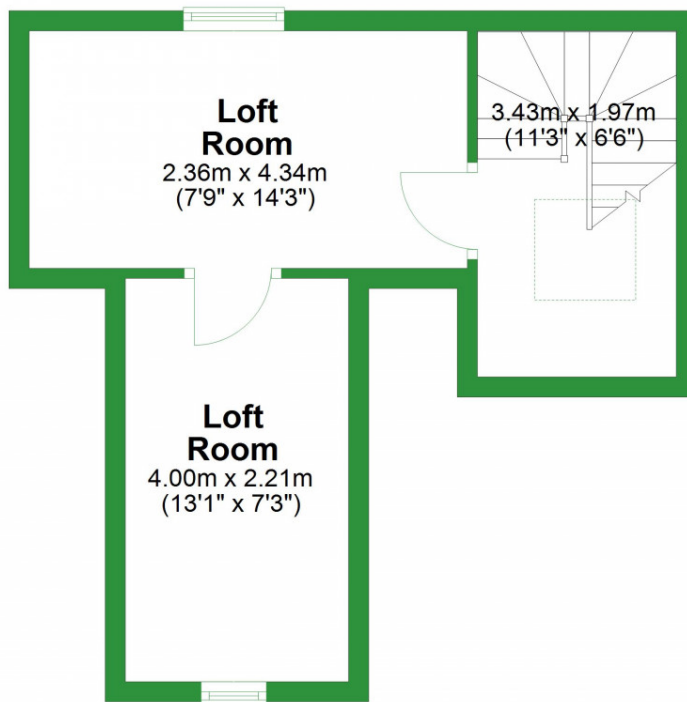
Approx. 54.7 sq. metres (588.9 sq. feet)

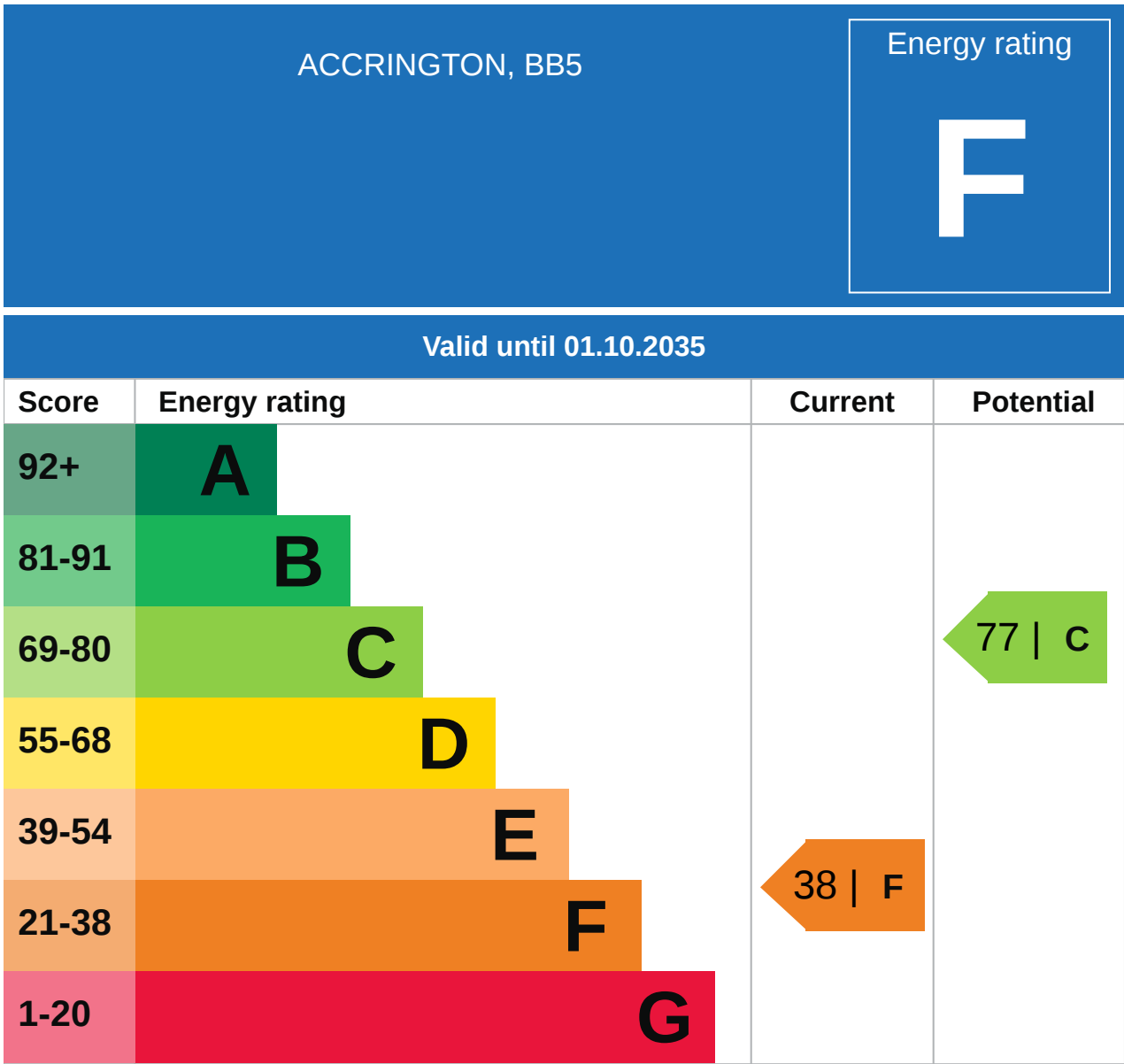


HOLLY BANK, ACCRINGTON, BB5

Second Floor

Approx. 26.3 sq. metres (282.8 sq. feet)





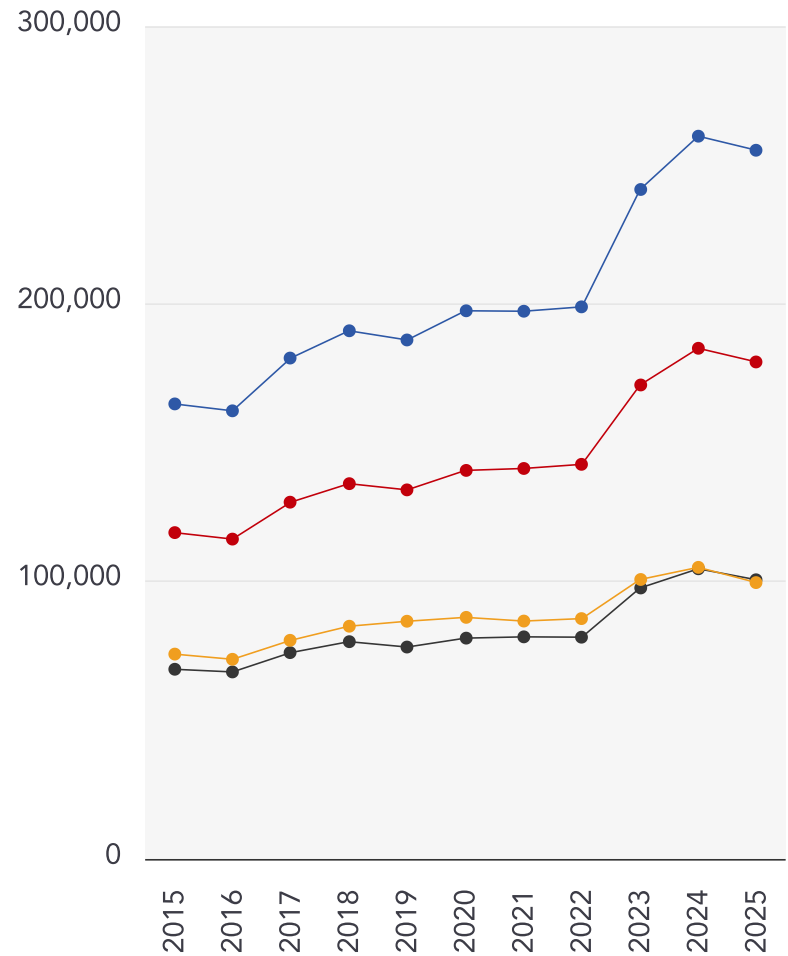
Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Sandstone, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, insulated (assumed)
Roof Energy:	Average
Window:	Partial double glazing
Window Energy:	Very poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system, no cylinder thermostat
Hot Water Energy Efficiency:	Average
Lighting:	Below average lighting efficiency
Lighting Energy:	Very poor
Floors:	To unheated space, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Air Tightness:	(not tested)
Total Floor Area:	140 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in BB5



Detached

+55.74%

Semi-Detached

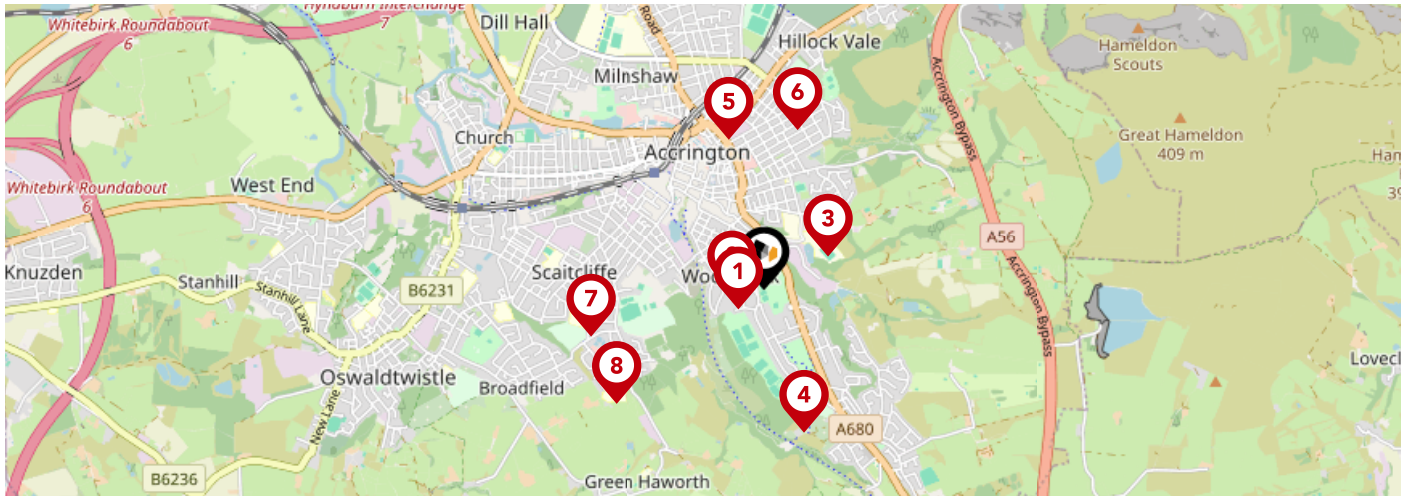
+52.28%

Flat

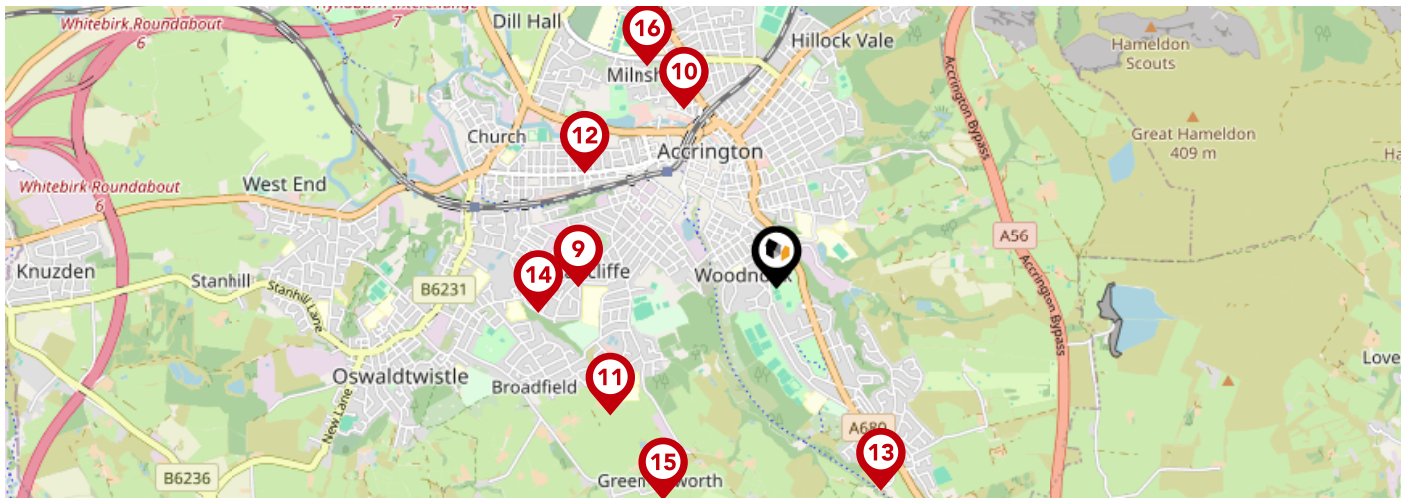
+34.9%

Terraced

+47.17%



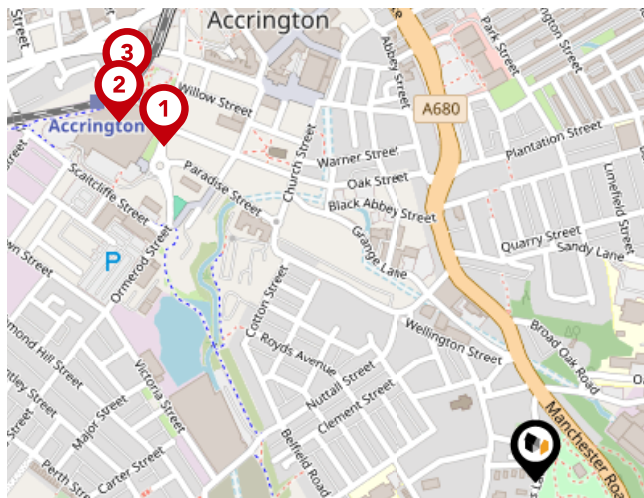
		Nursery	Primary	Secondary	College	Private
1	Lee Royd Nursery School Ofsted Rating: Good Pupils: 96 Distance:0.14	☒	☐	☐	☐	☐
2	Accrington Woodnook Primary School Ofsted Rating: Good Pupils: 204 Distance:0.15	☐	☒	☐	☐	☐
3	St Anne's and St Joseph's RC Primary School, A Voluntary Academy Ofsted Rating: Not Rated Pupils: 153 Distance:0.31	☐	☒	☐	☐	☐
4	The Hollins Ofsted Rating: Good Pupils: 794 Distance:0.65	☐	☐	☒	☐	☐
5	Accrington St John with St Augustine Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.68	☐	☒	☐	☐	☐
6	Accrington Peel Park Primary School Ofsted Rating: Outstanding Pupils: 620 Distance:0.72	☐	☒	☐	☐	☐
7	Mount Carmel Roman Catholic High School, Hyndburn Ofsted Rating: Good Pupils: 796 Distance:0.79	☐	☐	☒	☐	☐
8	St Oswald's Roman Catholic Primary School, Accrington Ofsted Rating: Outstanding Pupils: 148 Distance:0.82	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
9	Accrington Spring Hill Community Primary School Ofsted Rating: Requires improvement Pupils: 382 Distance:0.87	☐	☒	☐	☐	☐
10	Accrington St Mary Magdalen's Church of England Primary School Ofsted Rating: Good Pupils: 204 Distance:0.89	☐	☒	☐	☐	☐
11	St Peter's CofE Primary School Ofsted Rating: Good Pupils: 139 Distance:0.92	☐	☒	☐	☐	☐
12	Accrington Hyndburn Park Primary School Ofsted Rating: Good Pupils: 449 Distance:0.99	☐	☒	☐	☐	☐
13	Baxenden St John's Church of England Primary School Ofsted Rating: Good Pupils: 209 Distance:0.99	☐	☒	☐	☐	☐
14	Fairfield Nursery School Ofsted Rating: Good Pupils: 72 Distance:1.05	☒	☐	☐	☐	☐
15	Green Haworth Church of England Primary School Ofsted Rating: Good Pupils: 57 Distance:1.06	☐	☒	☐	☐	☐
16	Accrington Academy Ofsted Rating: Requires improvement Pupils: 1051 Distance:1.13	☐	☐	☒	☐	☐

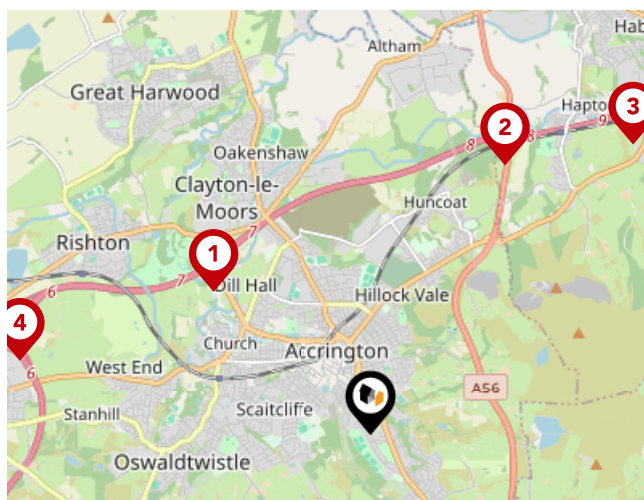
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Accrington Rail Station	0.55 miles
2	Accrington Rail Station	0.6 miles
3	Accrington Rail Station	0.62 miles

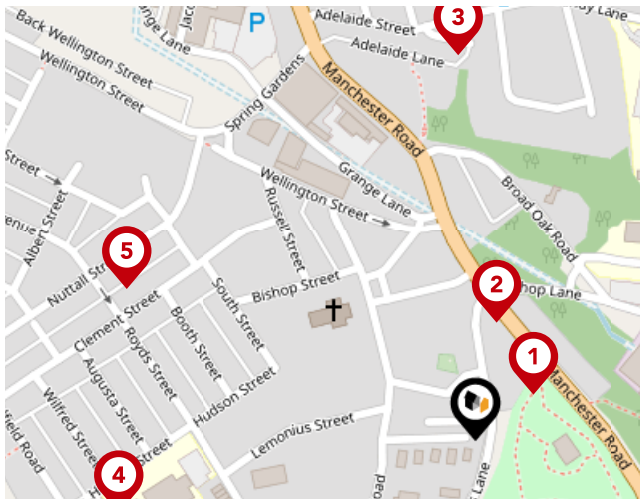


Trunk Roads/Motorways

Pin	Name	Distance
1	M65 J7	1.86 miles
2	M65 J8	2.64 miles
3	M65 J9	3.44 miles
4	M65 J6	3.13 miles
5	M65 J5	3.99 miles

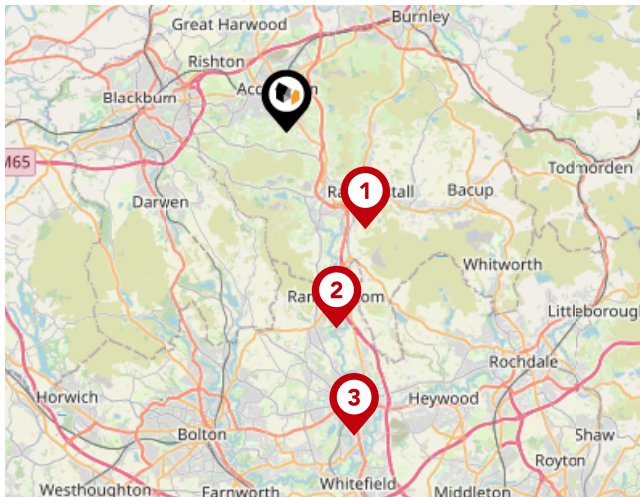
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Christ Church Street	0.04 miles
2	Christ Church Street	0.07 miles
3	Adelaide Street	0.21 miles
4	Hudson Street	0.2 miles
5	Royds Street	0.21 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	4.36 miles
2	Ramsbottom (East Lancashire Railway)	7.11 miles
3	Bury Bolton Street (East Lancashire Railway)	10.9 miles



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



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/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.



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Valuation Office
Agency

