

4 HAWTHORN CLOSE
WHALLEY
BB7 9RD

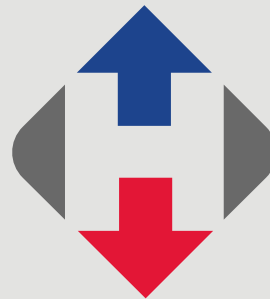
£1,750 per month



- Modern, executive detached house
- Lounge, dining room/office
- Fabulous open-plan kitchen-living area
- Highly sought-after residential location
- 6 bedrooms – 2-en-suites
- Cloakroom, utility room, bathroom
- Lovely gardens, integral double garage
- Unfurnished. Min. 12-month tenancy.

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Situated on the much sought-after Calderstones Park development in the village of Whalley, this large detached house offers excellent family-sized accommodation, which has been maintained to high standards.



The ground floor accommodation briefly comprises cloakroom, dining room/office, spacious lounge and exceptional open-plan kitchen-living area, with utility room off. On the first floor, there are six bedrooms, two of which are en-suite and a four-piece house bathroom.

Outside, there are delightful garden areas, driveway and double integral garage.

LOCATION: Entering the Calderstones Park development, proceed to the T-junction and turn left into Pendle Drive. Follow the road to the next T-junction, turn right into Beech Drive and follow the road to the end. Bear right and then turn right into Hawthorn Close.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALL: With staircase to first floor, understairs storage cupboard, 2 x built-in cupboards.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. and pedestal washbasin.

DINING ROOM/OFFICE: 3.5m x 2.4m (11'4" x 7'9").

LOUNGE: 5.6m x 3.5m (18'3" x 11'4"); with modern gas fire.

KITCHEN/LIVING SPACE: 8.2m x 4.4m (26'8" x 14'4"); with a range of contemporary fitted units, integrated electric oven, integrated steam oven, integrated fridge freezer, integrated dishwasher, induction hob with extractor filter canopy over, bar area with integrated chillers, French doors to rear garden.

UTILITY ROOM: with a range of built-in cupboards, plumbing for washing machine, personal door to garage.

FIRST FLOOR

LANDING: Spacious area with loft access point, built-in storage.

BEDROOM ONE: 4.5m x 4.4m (14'8" x 14'4"); with a range of built-in wardrobes.

EN-SUITE: 3-piece suite comprising low suite w.c., pedestal washbasin, walk-in shower enclosure housing thermostatically controlled shower.

BEDROOM TWO: 3.9m x 3.2m (12'8" x 10'4"); with a range of built-in wardrobes.

EN-SUITE: 3-piece suite comprising low suite w.c. vanity washbasin with drawers under, walk-in shower enclosure housing thermostatically controlled shower.





BEDROOM THREE: 4.2m x 3.4m (13'8" x 11'0").

BEDROOM FOUR: 3.7m x 2.7m (12'0" x 8'9").

BEDROOM FIVE: 2.8m x 2.7m (9'1" x 8'9"); with built-in wardrobes.

BEDROOM SIX: 2.6m x 1.9m (8'5" x 6'1").

BATHROOM: 4-pce suite comprising low suite w.c., pedestal washbasin, panelled bath and walk-in shower enclosure housing thermostatically controlled shower.

OUTSIDE: Lovely rear garden with covered seating area, lawn, double garage, driveway and small front lawn.

HEATING: Gas central heating.

DEPOSIT: £2,019.00. MINIMUM 12 MONTH TENANCY.

AVAILABLE: Late-August, 2019.

RESTRICTIONS: No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

EPC: The energy efficiency rating for this property is E.

COUNCIL TAX: Band G.

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit MUST be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card.



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