

58 PENDLE DRIVE
WHALLEY
BB7 9JT

£775 per month



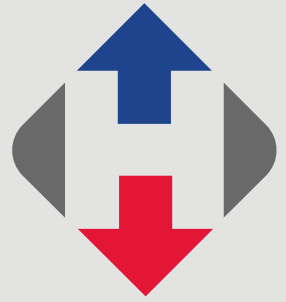
- Modern ground floor apartment
- Lounge with contemporary fire
- Fitted kitchen with appliances
- Private parking, communal garden area
- Three bedrooms with fitted furniture
- White bathroom suite with shower
- Sought-after residential location
- Unfurnished. Available immediately.

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A lovely ground floor apartment situated in the sought-after Calderstones Park development, offering excellent convenience for Whalley train station and the local amenities.

The well-planned accommodation comprises entrance hall, lounge, fitted kitchen with integrated appliances, three bedrooms and a three-piece bathroom with shower.

Outside, there is private parking and use of the communal garden areas.



LOCATION: On entering Calderstones Park proceed straight on through the gate posts and at the T-junction with Pendle Drive turn left. Continue along Pendle Drive, round the right hand corner and then after 100 yards the house can be found on the left hand side.

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

ENTRANCE HALL: Built-in storage cupboard.

LOUNGE: 4.8m x 3.3m (15'10" x 10'11"); with modern wall-mounted gas fire.

KITCHEN: 3.2m x 2.4m (10'7" x 8'0"); a range of modern fitted wall and base units with complementary working surfaces, integrated double electric oven, 4-ring gas hob with extractor hood over, integrated fridge freezer, integrated washing machine and integrated dishwasher.

BEDROOM ONE: 4.2m x 3.3m (13'11" x 10'11"); good range of built-in wardrobes.

BEDROOM TWO: 3.3m x 2.6m (10'11" x 8'8"); range of built-in wardrobes and bedside cabinets.

BEDROOM THREE: 3.0m x 2.3m (9'11" x 7'8").

BATHROOM: Housing 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with direct feed shower over.





OUTSIDE: Private parking space to the rear, use of communal garden areas.

HEATING: Gas central heating.

DEPOSIT: £894.00.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band B.

EPC RATING: The energy efficiency rating for this property is C.

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.





CONFIDENCE GUARANTEE

FREE Property Appraisal
Full Reference Checks
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End Of Tenancy Management



58 Pendle Drive, Whalley, BB7 9JT

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