

71 PENDLE DRIVE
CALDERSTONES PARK
WHALLEY
BB7 9JT



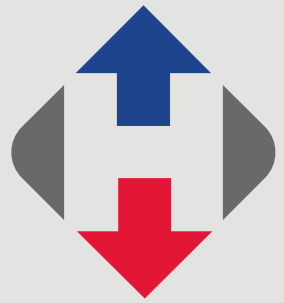
£1,500 per month



- Detached family home on Calderstones
- Kitchen, utility & 2 receptions
- Garage, driveway & parking
- Convenient popular location
- 4 bedrooms, 1 with en-suite
- Generous conservatory
- Gas CH & double glazing
- Unfurnished. Min 12-month tenancy.

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Situated on the highly desirable Calderstones Park development, this lovely detached home is ideal for modern family life. On the ground floor, the property offers cloakroom, study, lounge, conservatory, fitted kitchen with built-in appliances and a utility room. On the first floor, there are four bedrooms, with an en-suite to the master and a four-piece house bathroom.



Outside, there is a single garage, driveway and gardens areas to the front and rear.

LOCATION: From the centre of Whalley, continue along King Street towards Clitheroe and turn left at the mini roundabout in Station Road which then turns into Mitton Road. Proceed straight on for nearly 1 mile and turn left at the mini roundabout into Calderstones Drive. At the T-junction turn left on to Pendle Drive and 71 can be found on the left hand side.

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

RECEPTION HALLWAY: Oak style laminate floor, staircase to first floor and useful understairs store. cupboard.

CLOAKROOM: Twin flush WC, feature round hand basin, travertine marble mosaic tiles and ceramic tiles.

DINING ROOM: 2.6m x 3.0m (8'5" x 9'9"); uPVC double glazed opening windows, oak style laminate floor and radiator.

LOUNGE: 4.5m x 3.1m (14'8" x 10'3"); 'Living Flame' gas fire set in a marble surround with matching hearth. uPVC double glazed opening doors and windows and oak style laminate floor.

CONSERVATORY: 4.3m x 3.9m (14' x 12'8"); oak style laminate floor, uPVC double glazed conservatory constructed on a dwarf wall with opening windows and twin opening doors to rear garden (air conditioning unit is non-working).

KITCHEN: 3.4m x 2.9m (11' x 9'5"); with a range of fitted wall and base units with marble style worktops to two sides with fitted breakfast bar and cupboards below. Concealed lighting to wall cupboards, four-ring gas hob, twin fan assisted electric oven and fitted fridge and freezer. Hotpoint fitted dishwasher and one and a quarter sink with drainer unit.

UTILITY: Fitted wall units, space for washing machine and dryer, Fitted sink unit, extractor fan and external door.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.6m x 3.2m (11'8" x 10'4"); with a range of fitted wardrobes with matching bedside cabinets, ladies and gents hanging rails, fitted mirror and pelmet lighting.

EN-SUITE: Double shower enclosure with thermostatic shower, twin flush WC with concealed cistern and wall bracket hand basin, ceramic tiled floors and wall extractor fan, electric shaver point and chrome radiator.





BEDROOM TWO: 3.8m x 2.7m (12'4" x 8'9"); full bank of ladies and gents wardrobes with hanging rails, shelving and drawers, dressing table/desk.

BEDROOM THREE: 3.4m x 2.3m (12'4" x 8'9"); built-in wardrobes with twin hanging rails.

BEDROOM FOUR: 2.5m x 2.8m (8'1" x 9'1").

BATHROOM; with travertine marble tiled walls and floor with walk-in double shower enclosure, panelled bath with wall mounted taps, twin flush WC with concealed cistern and wall-mounted vanity unit with opening drawer, Vanity mirror with built-in lighting and chrome radiator.

OUTSIDE: Driveway providing parking for two cars with access to integrated single car garage with up-and-over door. Lawned gardens to front, side and rear with planted boundary hedge. and an enclosed rear patio with access from the utility or conservatory.

COUNCIL TAX: Band E £2,703.76 (April 2024).

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

DEPOSIT: £1,730.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets and no Smokers.

Please Note

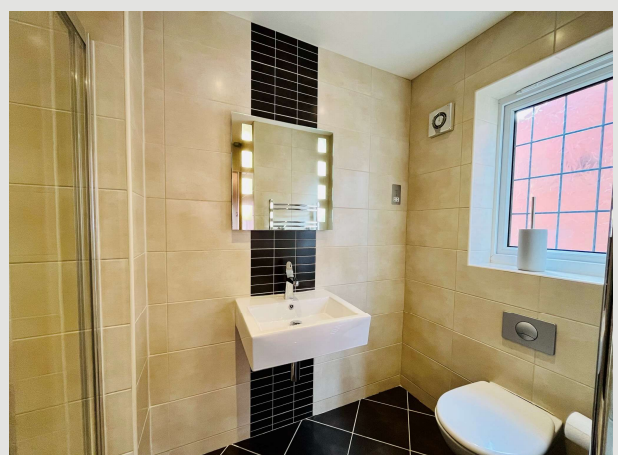
A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

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 or cash.





CONFIDENCE GUARANTEE

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End Of Tenancy Management



71 Pendle Drive, Whalley BB7 9JT

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