



71 Pendle Drive

Calderstones Park | Whalley | BB7 9JT

**NWF KAVANAGH**

Residential Lettings



#### External

Driveway parking for two cars with access to integrated single car garage with up and over door. Gas fired boiler. Lawned gardens to front, side and rear with planted boundary hedge. An enclosed rear patio with access from the utility or conservatory.

#### Council Tax Band - E

**CONSTRAINTS:** Not suitable for DSS, not suitable for housing benefits, no smokers, pets by application (no cats or dogs), available early January 2018.

#### RENT

Unless stated otherwise the rent is exclusive of gas, electricity, oil, water, telephone charges and council tax.



#### Holding Deposit

A holding deposit equal to one weeks rent is payable to demonstrate an applicant's commitment to rent a property. Terms and conditions apply. At any time you are interested in a property, please ask an NWF Kavanagh representative for a full breakdown of permitted payments that may be payable before, during and after a tenancy.

Please Note: The holding deposit will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit: The equivalent to five weeks' rent for under 50,000 pa or six weeks' rent for over. This covers damages or defaults on the part of the tenant during the tenancy and applies to Assured Shorthold Tenancies (AST).



#### PLEASE NOTE: NWF Kavanagh the clients and any joints agents give notice that:

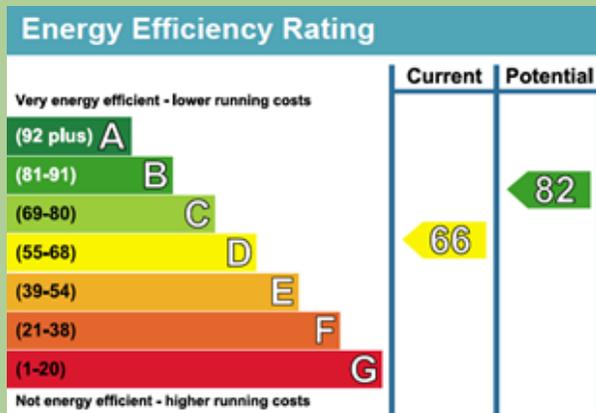
1 They are not authorised to make or give any representations or warranties in relation to the property neither here or elsewhere. Either on their own behalf or on behalf of their client or otherwise.

They issue no responsibility for any statement that may be made in these particulars. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact.

2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. NWF Kavanagh has not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

3 All illustrations are for indication purposes only and are not to scale.





Prefer no housing benefits  
 Not suitable for DSS  
 Pets by application (no cats or dogs)  
 No smokers

20 Wellgate  
 Clitheroe  
 Lancashire BB7 2DP  
 T: (01200) 42 66 33  
 E: enquiries@nwfkavanagh.co.uk  
[www.nwfkavanagh.co.uk](http://www.nwfkavanagh.co.uk)

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## 71 Pendle Drive Calderstones Park Whalley BB7 9JT

£1,400 pcm

Four bedroom detached executive home situated on the highly desirable Calderstones Park. This immaculate home has been improved to include a remodelled patio, bathroom, en-suite, cloakroom and conservatory.

**Reception Hallway** 4.30m x 1.35m  
 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** 2.60m x 3.05m  
 UPVC double glazed opening windows, oak style laminate floor and radiator.

**Lounge** 4.55m x 3.10m  
 Living flame gas fire set in a marble surround with matching hearth. UPVC double glazed opening doors and windows. Radiator. Oak style laminate floor.

**Conservatory** 4.30m x 3.90m  
 Oak style laminate floor, UPVC double glazed conservatory constructed on a dwarf wall with opening windows and twin opening doors to rear garden.

**Kitchen** 3.45m x 2.90m  
 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, one and a quarter sink with drainer unit and UPVC double glazed opening windows.

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

**First Floor**  
 Approached via a return staircase with handrail, balustrade and spindles.

**Landing** 5.35m x 2.10m

**Bedroom One** 3.65m x 3.20m  
 Range of fitted wardrobes with matching bedside cabinets, ladies and gents hanging rails, fitted mirror, pelmet lighting and UPVC double glazed opening windows.

**En-Suite** 2.45m x 1.20m  
 Double shower enclosure with thermostat control mains pressure. Twin flush WC with concealed cistern and wall bracket hand basin. Ceramic tiled floors and wall extractor fan and electric shaver point. Chrome radiator.

**Bedroom Two** 3.85m x 2.70m maximum  
 Second double size bedroom with UPVC double glazed opening window and full bank of ladies and gents wardrobes with hanging rails, shelving and drawers. Dressing table/desk.

**Bedroom Three** 3.40m x 2.30m  
 Built-in wardrobes with twin hanging rails. UPVC double glazed opening windows and radiator.

**Bedroom Four** 2.50m x 2.80m  
 UPVC double glazed opening window and radiator.

**Bathroom** 2.80m x 1.95m  
 Remodelled house 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 inbuilt lighting and chrome radiator.

