

3 RIBBLETON GROVE
WHALLEY
BB7 9RF

£1,700 per month

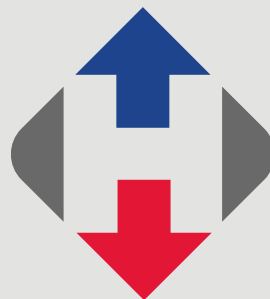


- Lovely, detached family home
- 4 double bedrooms – 1 with en-suite
- Spacious lounge with fireplace
- Dining room, study/office
- Fitted kitchen, utility room
- House bathroom, cloakroom
- Gardens, garage & driveway
- Unfurnished. Min 12-month tenancy.

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Situated in a quiet cul-de-sac on the highly sought-after Calderstones Park development, this lovely detached house offers excellent, well-proportioned accommodation, ideal for a family.

On the ground floor there is a spacious hallway, two-piece cloakroom, large lounge with fire, dining room, office/study, fitted kitchen with appliances and utility room. On the first floor, there are four double bedrooms, with en-suite to the master, and a four-piece house bathroom. Outside, the property enjoys gardens to the front and rear, as well as a driveway and double garage.



LOCATION: Entering Calderstones Park from Whalley village centre, turn left at the T-junction into Pendle Drive and follow the road round the bend. Take the first right into Ribbleton Grove and number 3 is on the left hand side.

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

ENTRANCE HALL: With a good range of built-in shelving and staircase to the first floor.

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

LOUNGE: 5.7m x 3.6m (18'7" x 11'8"); with feature fireplace housing coal effect 'Living Flame' gas fire.

DINING ROOM: 3.2m x 3.1m (10'4" x 10'0"); with French doors to rear garden.

STUDY/OFFICE: 3.3m x 2.4m (10'8" x 7'9"); with an excellent range of built-in shelves and cupboards, built-in desk overlooking the garden.

KITCHEN: 4.1m x 3.2m (13'4" x 10'4"); with a range of fitted wall and base units with complementary working surfaces, integrated double electric oven, 4-ring gas hob with extractor over, integrated dishwasher, integrated fridge and freezer.

UTILITY ROOM: With wall-mounted central heating boiler, plumbing for a washing machine, built-in cupboard, door to rear and personal door to garage.

FIRST FLOOR:

LANDING: Built-in cupboard housing hot water tank.

BEDROOM ONE: 4.5m x 4.3m (14'8" x 14'0"); with an excellent range of built-in wardrobes.

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

BEDROOM TWO: 4.2m x 3.6m (13'8" x 11'8"); with built-in wardrobes.

BEDROOM THREE: 3.6m x 3.6m (11'8" x 11'8"); with built-in wardrobes.

BEDROOM FOUR: 3.7m x 2.8m (12'0" x 9'1"); with built-in wardrobes.

BATHROOM: 4-piece white suite comprising low suite w.c., pedestal washbasin, panelled bath and walk-in enclosure housing thermostatic shower.





OUTSIDE: To the front, there is a lawned garden and driveway leading to a DOUBLE GARAGE with up-and-over door, power and light. To the rear, there is a good-sized garden with paved patio, lawn with established planting borders, wooden pergola and small timber storage shed.

DEPOSIT: £1,961.00

RESTRICTIONS: No pets and no smokers.

EPC: The energy efficiency rating for this property is C (75).

COUNCIL TAX: Band F £3,344.45 (April 2025).

MINIMUM INITIAL FIXED TERM: 12 months.

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





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