Pendle Hill Properties
estate and letting agents

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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 04th November 2026



ESKDALE CLOSE, BURNLEY, BB10

Pendle Hill Properties

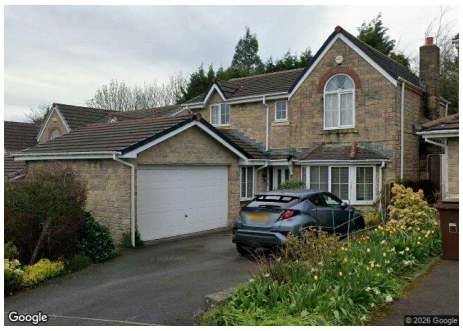
154 Whalley Road Read BB12 7PN
01282 772048
india@pendlehillproperties.co.uk
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The Property Ombudsman

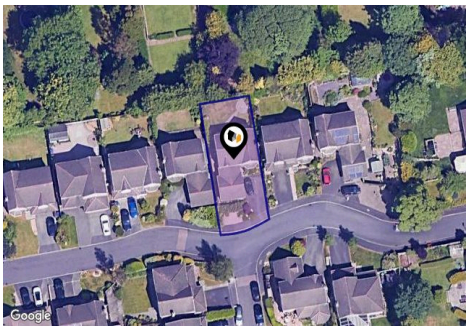
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Property
Overview

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Property

Type:	Detached	**Tenure:**	Leasehold
Bedrooms:	4		
Floor Area:	1,575 ft^2 / 146 m^2		
Plot Area:	0.09 acres		
Year Built :	1999		
Council Tax :	Band F		
Annual Estimate:	£3,814		
Title Number:	LA849460		

Local Area

Local Authority: Lancashire

Conservation Area: No

Flood Risk:

- Rivers & Seas — Very low
- Surface Water — Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

3 mb/s	31 mb/s	1000 mb/s

Mobile Coverage:
(based on calls indoors)

O2 ✓ EE ✓ 3 ✓ Vodafone ✓

Satellite/Fibre TV Availability:

BT ✓ sky ✓ Virgin media ✓

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Gallery
Photos

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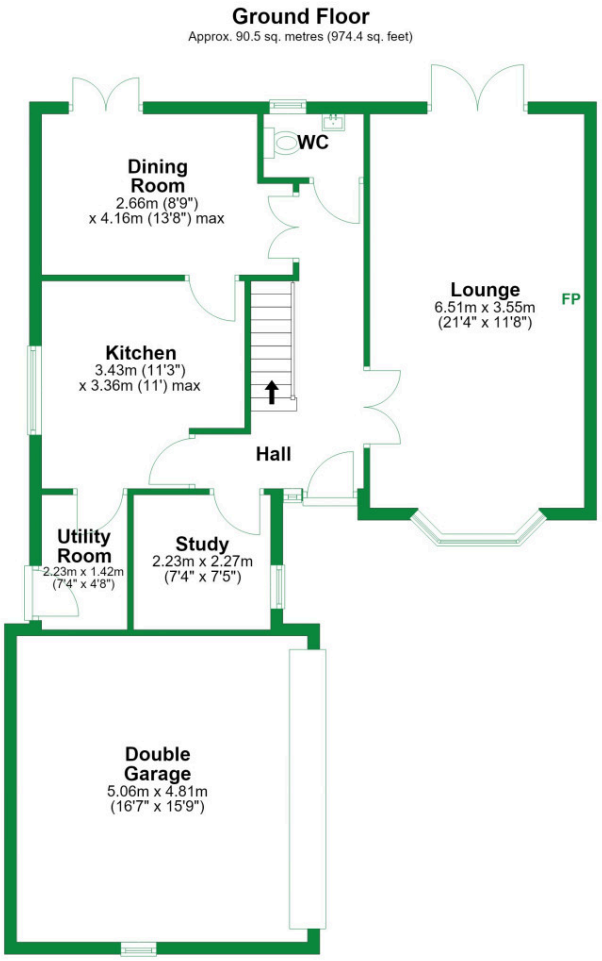






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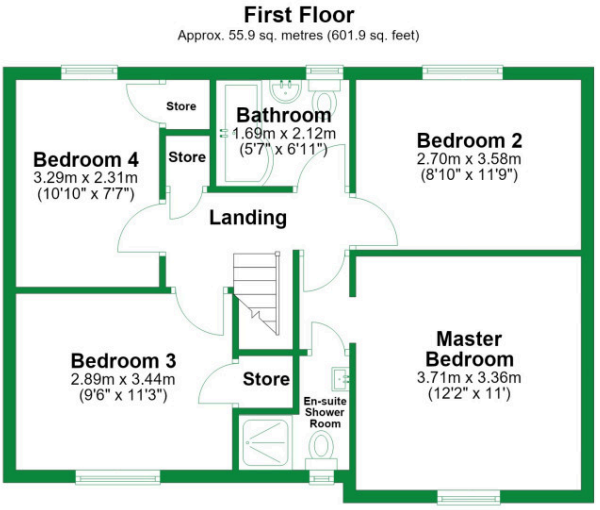


Total area: approx. 146.4 sq. metres (1576.3 sq. feet)

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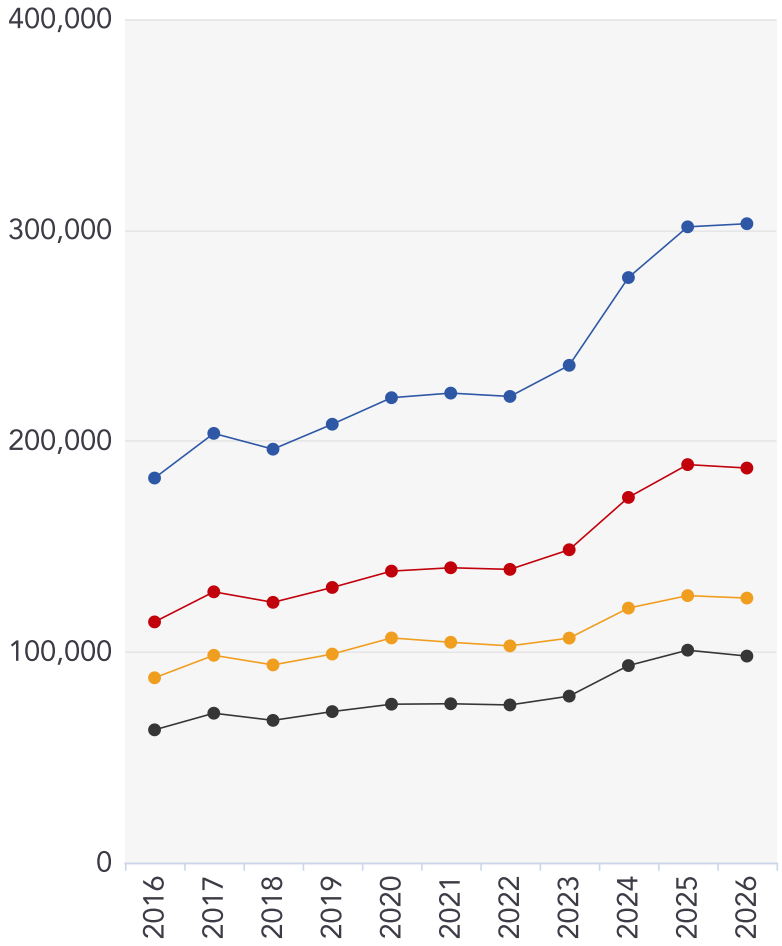


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Market
House Price Statistics

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10 Year History of Average House Prices by Property Type in BB10



Detached

+66.12%

Semi-Detached

+63.91%

Flat

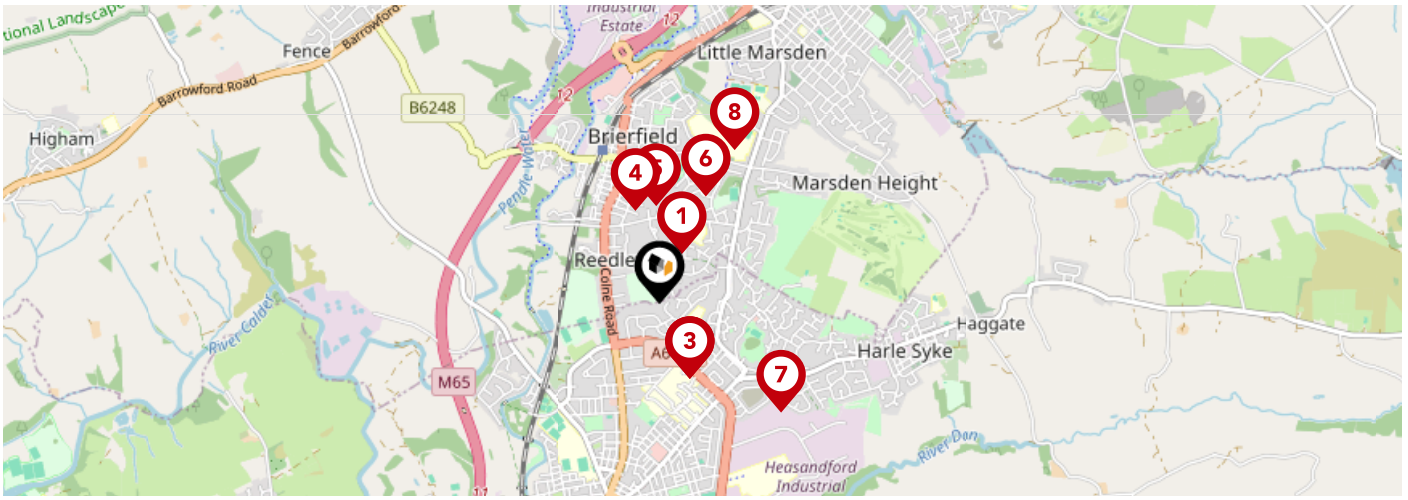
+43.12%

Terraced

+55.51%

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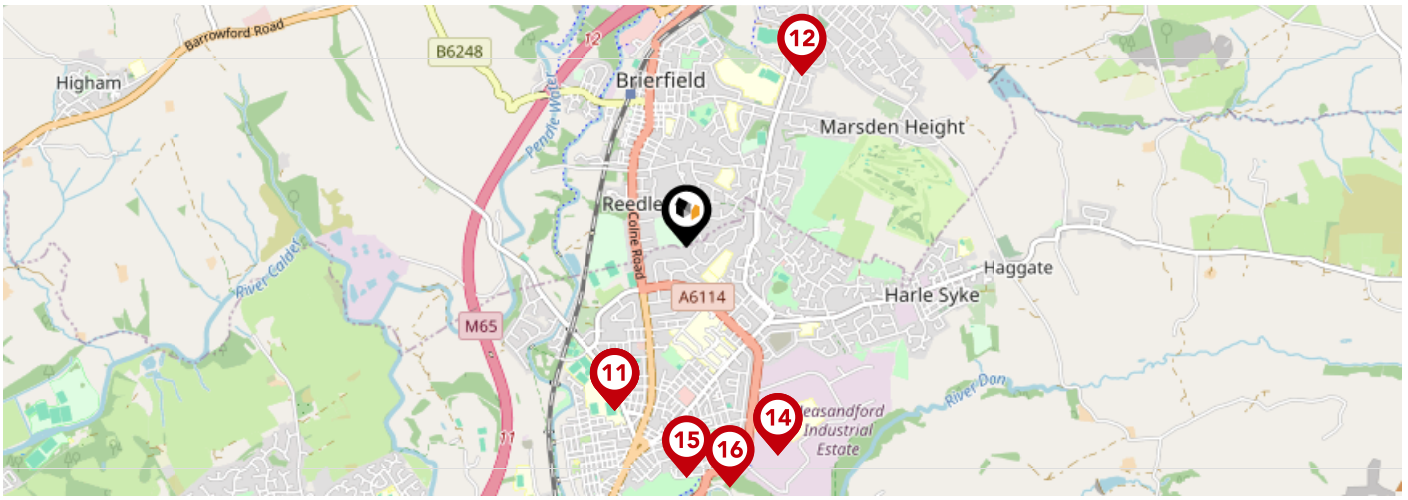
Area
Schools



		Nursery	Primary	Secondary	College	Private
1	**Reedley Primary School** Ofsted Rating: Good | Pupils: 409 | Distance:0.24	☐	☑	☐	☐	☐
2	**Casterton Primary Academy** Ofsted Rating: Good | Pupils: 297 | Distance:0.35	☐	☑	☐	☐	☐
3	**St John the Baptist RC Primary School, a Voluntary Academy** Ofsted Rating: Good | Pupils: 214 | Distance:0.35	☐	☑	☐	☐	☐
4	**Pendle Primary Academy** Ofsted Rating: Good | Pupils: 412 | Distance:0.42	☐	☑	☐	☐	☐
5	**Woodfield Nursery School** Ofsted Rating: Good | Pupils: 119 | Distance:0.43	☑	☐	☐	☐	☐
6	**Holy Trinity Roman Catholic Primary School, a Voluntary Academy** Ofsted Rating: Good | Pupils: 116 | Distance:0.51	☐	☑	☐	☐	☐
7	**St James' Lanehead Church of England Primary School** Ofsted Rating: Good | Pupils: 280 | Distance:0.72	☐	☑	☐	☐	☐
8	**Marsden Heights Community College** Ofsted Rating: Good | Pupils: 1037 | Distance:0.75	☐	☐	☑	☐	☐

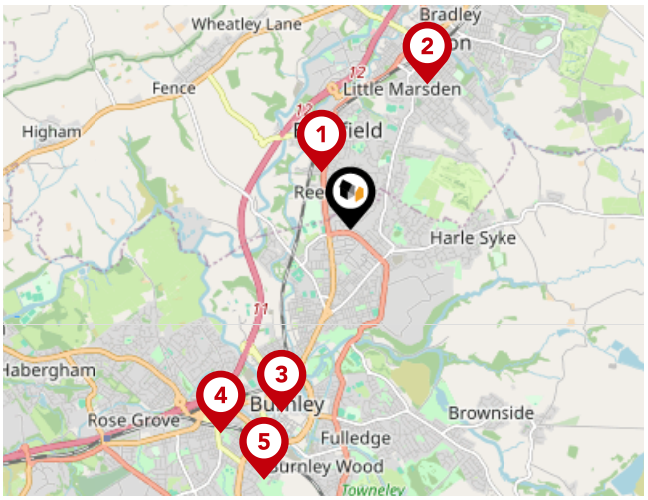
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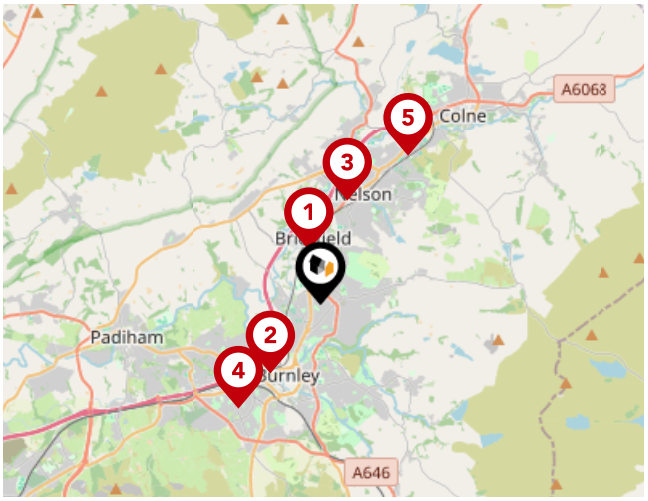
Area
Schools



		Nursery	Primary	Secondary	College	Private
9	**Reedley Hallows Nursery School** Ofsted Rating: Outstanding | Pupils: 176 | Distance:0.78	✓				
10	**Holly Grove School** Ofsted Rating: Outstanding | Pupils: 121 | Distance:0.78		✓			
11	**Barden Primary School** Ofsted Rating: Good | Pupils: 476 | Distance:0.78		✓			
12	**Nelson St Paul's Church of England Primary School** Ofsted Rating: Good | Pupils: 407 | Distance:0.91		✓			
13	**Ridgewood Community High School** Ofsted Rating: Good | Pupils: 186 | Distance:0.99			✓		
14	**Sir John Thursby Community College** Ofsted Rating: Good | Pupils: 1117 | Distance:0.99			✓		
15	**Heasandford Primary School** Ofsted Rating: Good | Pupils: 630 | Distance:1.01		✓			
16	**Basnett Street Nursery School** Ofsted Rating: Outstanding | Pupils: 106 | Distance:1.06	✓				

Area
Transport (National)





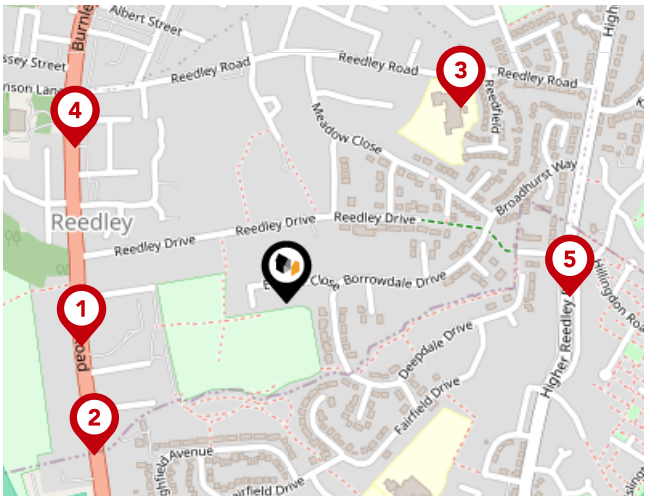
National Rail Stations

Pin	Name	Distance
1	Brierfield Rail Station	0.56 miles
2	Nelson Rail Station	1.43 miles
3	Burnley Central Rail Station	1.7 miles
4	Burnley Barracks Rail Station	2.11 miles
5	Burnley Manchester Road Rail Station	2.31 miles

Trunk Roads/Motorways

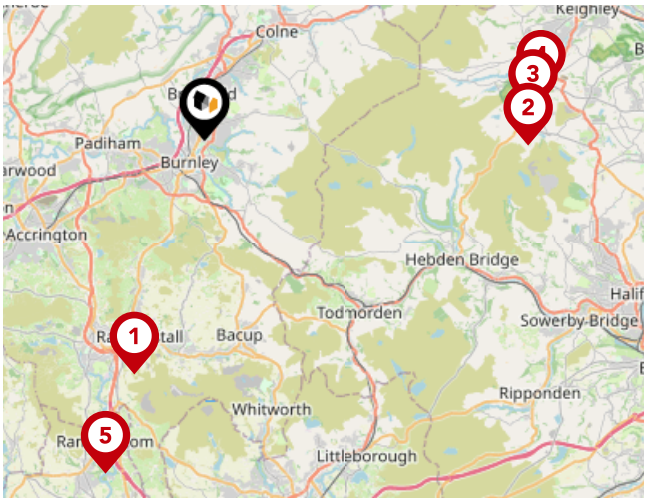
Pin	Name	Distance
1	M65 J12	0.95 miles
2	M65 J11	1.47 miles
3	M65 J13	1.86 miles
4	M65 J10	2.33 miles
5	M65 J14	3.02 miles

Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Reedley Drive	0.22 miles
2	Reedley Grove	0.26 miles
3	Primary School	0.28 miles
4	Reedley Road	0.28 miles
5	Hillingdon Roadd Jct	0.31 miles



Local Connections

Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	8.52 miles
2	Oxenhope (Keighley & Worth Valley Railway)	11.33 miles
3	Haworth (Keighley & Worth Valley Railway)	11.52 miles
4	Oakworth (Keighley & Worth Valley Railway)	11.88 miles
5	Ramsbottom (East Lancashire Railway)	12.16 miles

Pendle Hill Properties

If you are looking for exceptional service, high level sales skills and a team driven by success look no further than Pendle Hill Properties.

At Pendle Hill Properties we pride ourselves on offering the very best personal service and help buyers, sellers, landlords and tenants alike achieve their aims.

From the very first moment you call us you will feel secure in the knowledge that you are in safe and reliable hands. We take away the stress of property selection and buying and make the whole process simple and painless. Not only that but we have access to a team of partners who can provide legal, mortgage and financial advice, surveys, and provide a range of products tailored to your needs. In short Pendle Hill Properties is your one stop property shop.

Pendle Hill Properties
Testimonials

Testimonial 1

A super big Thank you to Andrew and all the team at Pendle Hill Properties for selling my house quickly. The service and communication from this company was second to none. Highly recommended. 5 star review from me.

Testimonial 2

Moved to Pendle Hill properties after a really poor experience with a previous agent and immediately saw a difference from the photographs and marketing, to the number of viewings. Andrew worked hard to get our sale to completion and was always contactable for any queries. Would recommend.

Testimonial 3

We used Pendle Properties to both sell our home, and rent our new home. It's a family-run company, and that really comes over in the service. You get that personal touch that is so often missing from high street estate agents. They care about their service. Our property in Cliviger was advertised and sold within 10 weeks, thanks to some great promotion across all platforms. They are strong and creative on social media. All in all, we'd highly recommend!

Testimonial 4

Hi, So Andrew and Thomas took on a very niche house. They were aligned with the way I wanted to house marketed right from the offset. Always available to contact even out of work hours. Due diligence on buyers made to a high level. A very personal approach to dealing with buyers and vendors. Succeeded in the sale of our house. Recommended their services. Thanks

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Pendle Hill Properties
Data Quality

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