

6 WOODFIELD VIEW
WHALLEY
BB7 9TB

£700 per month



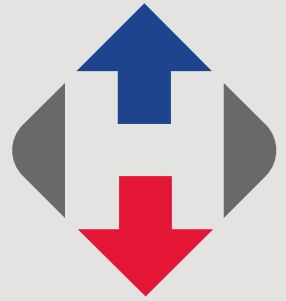
- Garden-fronted terrace house
- Modern fitted dining kitchen
- Large pebbled garden to the rear
- Sought after village location
- Two bedrooms
- 3-piece bathroom with shower
- Gas CH & PVC double glazing
- Unfurnished. Min 12-month tenancy.

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Situated a stone's throw from the village centre and its many excellent amenities, this garden-front mid-terraces house boasts a modern fitted dining kitchen along with a South-facing large pebbled garden with views towards Whalley Nab.

Further accommodation comprises a bright lounge, two first floor bedrooms and 3-piece bathroom with shower.

Woodfield View is a small cul-de-sac with no through traffic, and Whalley offers a host of shops and services within walking distance.



LOCATION: From the Clitheroe direction, proceed along King Street and at the mini roundabout turn left into Accrington Road. Take the first right into Queen Street and then left into Princess Street. At the T-junction turn left into Woodfield View and number 6 is on the left hand side.

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

ENTRANCE: Staircase to first floor.

LIVING ROOM: 3.9m x 3.6m (12'10" x 11'10"); with feature electric fire in cut stone surround, bay window.

KITCHEN: 4.9m x 2.7m (15'11" x 8'10"); with range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four-ring electric hob with stainless steel extractor over, tiled floor, understairs storage cupboard, plumbing for washing machine, door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.9m x 3.6m (12'10" x 11'10"); with built-in storage cupboard.

BEDROOM TWO: 3.1m x 2.7m (10' x 9'); with built-in storage cupboard housing central heating boiler.

BATHROOM: Housing three-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with shower mixer tap.





OUTSIDE: To the front of the property is a small walled garden with shrubs whilst to the rear is an excellent sized south-facing majority pebbled low maintenance garden area with outlooks towards Whalley Nab, flower beds and shrubs surrounding and 2 attached storage outhouses.

DEPOSIT: £807.00

RESTRICTIONS: No pets and no smokers.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band B £1,573.85 (April 2022).

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.

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.





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