

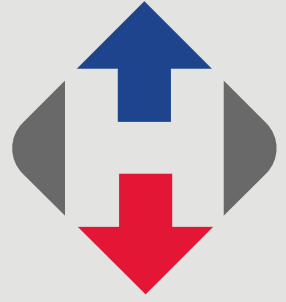
SPRING COTTAGE
66 WEST BRADFORD ROAD
WADDINGTON

£650 per month



- Charming spacious stonebuilt cottage
- Fitted dining kitchen with pantry off
- Attractive courtyard garden, garage
- Located in heart of popular village
- 3 good-sized bedrooms
- Lounge, dining room, study
- 4-pce bathroom with shower
- Unfurnished

A rare opportunity to rent a stonebuilt cottage situated in the heart of the picturesque village of Waddington with its village amenities, conveniently located for Clitheroe, yet right on the doorstep of some of the most unspoilt countryside the Ribble Valley has to offer.



Brimming with character, the property offers spacious accommodation with two reception rooms, study, fitted kitchen with appliances, three good-sized bedrooms and four-piece bathroom. Outside the cottage has an attractive courtyard garden and the additional benefit of a double garage.

LOCATION: Entering Waddington from the Clitheroe direction, continue through the village centre and turn right by The Higher Buck public house into West Bradford Road. The property can be found on the right hand side.

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

ENTRANCE HALL: Staircase to first floor.

LOUNGE: 4m x 3.2m (13'1" x 10'4"); with 'Living Flame' gas fire.

STUDY: 2.4m x 3.3m (7'10" x 10'11").

DINING ROOM: 3.9m x 2.7m (12'10" x 8'11").

DINING KITCHEN: 5.7m x 2.5m (18'7" x 8'2"); with range of fitted wall and base units, double electric oven with extractor over, plumbing for washing machine, tiled floor, breakfast bar, good-sized dining area.

PANTRY: With range of fitted shelves.

FIRST FLOOR:

BEDROOM ONE: 3.4m x 3.9m (11'1" x 12'10"); with polished wooden floor and exposed beams.

BEDROOM TWO: 2.7m x 3.3m (9' x 10'10"); with polished wooden floor and exposed beams.

BEDROOM THREE: 2.8m x 2.8m (9'1" x 9'2"); range of built-in cupboards and good-sized storage area.

BATHROOM: Housing 4-piece white suite comprising low suite w.c., pedestal washbasin, panelled bath and shower cubicle, airing cupboard.





OUTSIDE: Attractive courtyard garden. Good-sized garage with power and light and driveway providing parking.

DEPOSIT: £800.00.

RESTRICTIONS: No Pets. No Smokers. No DSS.

AVAILABLE: Immediately.

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

COUNCIL TAX: Band D.

Please Note

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. 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.



CONFIDENCE GUARANTEE

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