

83 THE SQUARE
WADDINGTON
BB7 3HZ

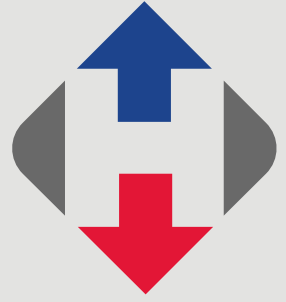
£975 per month



- Outstanding deceptive maisonette
- Lounge, superb fitted kitchen/diner
- Off-road parking, garden area
- Convenient cul-de-sac location
- Three good bedrooms
- Modern bathroom with shower
- Brimming with character
- Unfurnished. Avail. early December.

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Appearances can be deceptive with this excellent first floor maisonette apartment situated in the heart of the picturesque village of Waddington with its village amenities and right on the doorstep of delightful open countryside. Brimming with character, yet offering a light and airy contemporary living space, the property boasts spacious accommodation with outstanding kitchen/diner, lounge with beamed ceiling, three good bedrooms and modern three-piece bathroom with shower, off-road parking and rear garden area. There is also the use of a utility room on the ground floor providing plumbing for a washing machine. The rent includes water rates, gas and electricity charges.



LOCATION: On entering Waddington from the Clitheroe direction, proceed to the village centre and the property is located on the left hand side above the Post Office. Access is gained round the back of the property.

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

Kitchen/Diner: 5.1m x 5.7m (16'9" x 18'9"); with range of modern wall-and base units with complementary working surfaces, Smeg cooking range comprising double electric oven and six ring gas hob, island with two sinks, glass display cupboards, integrated dishwasher.

LOUNGE: 3.9m x 3.4m (12'10" x 11'2"); with multi-fuel burner, exposed beams, stone mullion windows.

FIRST FLOOR:

LANDING: Built-in cupboard housing boiler.

BEDROOM ONE: 4m x 4.4m (13'2" x 14'2"); exposed beams, built-in storage cupboard.

BEDROOM TWO: 3.8m x 3.5m (12'4" x 11'7").

BEDROOM THREE: 3m x 2.6m (9'9" x 8'8").

BATHROOM: Housing 3-piece white suite comprising low suite w.c., pedestal wash handbasin and bath with shower tap fitment.





OUTSIDE: Off-road parking to rear and garden mainly laid to lawn.

HEATING: Gas central heating.

Extras: Water rates, gas and electricity charges are included in the monthly rent. There is also the use of a utility room on the ground floor which offers plumbing for washing machine.

DEPOSIT: £1,250.00.

AVAILABLE: Early December, 2018

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

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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83 The Square, Waddington, BB7 3HZ

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