

27 WADDOW VIEW
WADDINGTON
BB7 3HJ

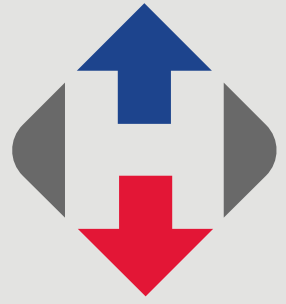
£775 per month



- Superb stonebuilt semi-detached
- 2 receptions with period fireplaces
- Rear yard, pleasant front garden
- Sought after village location
- Four bedrooms
- Excellent modern kitchen
- Spacious accommodation
- Unfurnished; Immediately

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A superb stonebuilt semi-detached house situated in one of the Ribble Valley's most sought-after villages offering deceptively spacious accommodation.



The property boasts a sitting room and lounge, each with period fireplaces, a modern free-standing kitchen, four bedrooms and a 3-piece bathroom suite with shower. Outside, there is an enclosed yard to the rear and a pretty front garden with small driveway. Early viewing is recommended.

LOCATION: On entering Waddington from the Clitheroe direction, take the first left turning into Katy Lane/Waddow View and the property can be found on the right hand side.

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

ENTRANCE VESTIBULE: Through PVC front door with tiled floor and glazed door leading to hallway:

ENTRANCE HALL: With staircase off to first floor.

SITTING ROOM: 3.7m x 3.4m (12'3" x 11'4"); attractive period fireplace housing decorative fire.

LOUNGE: 4.6m x 3.9m (15'2" x 12'11"); attractive period fireplace housing 'Living Flame' gas fire, range of built-in shelves, good-sized understairs storage area.

KITCHEN: 5.5m x 2.5m (18'2" x 8'4"); with a range of attractive modern free-standing base units, built-in shelves and wall cupboards, electric cooker, plumbing for washing machine, door to rear.

FIRST FLOOR:

LANDING: Spacious area with loft access and chest of drawers.

BEDROOM ONE: 2.9m x 3.9m (9'8" x 12'11"); with a good range of built-in wardrobes and drawers with matching bedside cabinets.

BEDROOM TWO: 3m x 3.4m (9'11" x 11'3"); built-in cupboard.

BEDROOM THREE: 3m x 2.3m (9'11" x 7'8").

BEDROOM FOUR: 1.9 x 3.4m (6'4" x 11'3").

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





OUTSIDE: Enclosed yard to rear, attractive front garden with lawned area, planting borders and small driveway.

DEPOSIT: £890.00.

RESTRICTIONS: No Pets. No Smokers. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

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

AVAILABLE: Immediately.

COUNCIL TAX: Band D.

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.





27 Waddow View, Waddington, BB7 3HJ

CALLING ALL
LANDORDS!

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