

14 WOODFIELD VIEW
WHALLEY
BB7 9TB

£650 per month



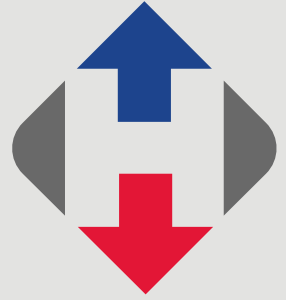
- Attractive mid terrace house
- Lounge & dining room
- Pleasant south-facing rear garden
- Excellent village location
- 2 good-sized bedrooms
- Modern fitted kitchen, cloakroom
- White bathroom suite with shower
- Unfurnished

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This well-presented terrace cottage is situated a stone's throw from the village centre and its many excellent amenities

The property boasts a spacious lounge, modern fitted dining kitchen, dining room, two good-sized first floor bedrooms and white bathroom suite with shower. Externally the house enjoys a south-facing paved rear garden

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 14 is on the left hand side.

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

ENTRANCE HALL: Staircase to first floor.

LOUNGE: 3.9m x 3.6m (12'10" x 11'9").

DINING KITCHEN: 4.8m x 2.7m (15'9" x 11'7"); with a range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four ring gas hob and extractor over.

DINING ROOM: 3.9m x 3.6m (12'10" x 11'9"); with built-in cupboard housing boiler and plumbing for washing machine.

W.C.: Housing two-piece suite comprising low suite w.c. and washbasin.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.6m x 3.5m (11'10" x 11'6") with good range of built-in cupboards and wardrobes.

BEDROOM TWO: 3.0m x 2.7m (9'11" x 8'10").

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





OUTSIDE: Paved rear garden and garden forecourt.

HEATING: Gas central heating.

DEPOSIT: £800.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

COUNCIL TAX: Band B.

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.





14 Woodfield View, Whalley, BB7 9TB

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