

81 THE SQUARE
WADDINGTON
BB7 3HZ

£700 per month

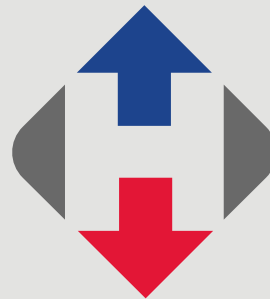


- Beautiful stone cottage
- Lounge with log burner
- Dining kitchen, modern bathroom
- Prime village location
- Two double bedrooms
- Many character features
- Rear patio, parking for two cars
- Unfurnished. Available November, 2019.

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A stunning stonebuilt cottage situated close to the centre of this prime village. This desirable house is packed with character features such as stone flag floors, exposed stonework, beams, sash windows and fireplace.

This cottage comes with the unusual benefit of two private parking spaces to the rear; there are two double bedrooms, lounge with log burning stove, dining kitchen and a modern three piece bathroom with shower over the bath.



LOCATION: On entering Waddington from the Clitheroe direction proceed through the centre of the village, the cottage is situated just after the post office on the left. The access to the parking is situated just after the house, turn left into the parking area and the two spaces are situated at the far left corner.

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

ENTRANCE: Through hardwood front door into:

LOUNGE: 5.0m x 4.4m narrowing to 3.1m (16'6" x 14'5" narrowing to 10'2"); with feature exposed stone chimney breast housing cast iron log burning stove, stone flag floor, two sash windows to front elevation and cast iron period style radiator.

DINING KITCHEN: 4.3m x 2.7m (14'2" x 8'11"); a range of cream fitted wall and base units with solid hardwood work surfaces, Belfast sink unit, integrated stainless steel electric fan oven, 4-ring gas hob with extractor canopy over, plumbing for washing machine, space for dining table and chairs, corner staircase off to first floor.

REAR PORCH: With slate tiled floor and half-glazed door to yard.

BATHROOM: With 3-piece white suite comprising low suite w.c., vanity washbasin, panelled bath with thermostatic shower over, extractor fan, recessed spotlighting and period style radiator with chrome heated towel rail.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.6m x 3.1m (15' x 10'3"); with walk-in wardrobe, loft access.





BEDROOM TWO: 3.0m x 3.5m (9'10" x 11'7"); with built-in storage cupboard.

OUTSIDE: To the rear of the property there are steps up to a small patio area with boundary fence and pathway leading to private parking for two cars.

HEATING: Gas central heating.

DEPOSIT: £807.00.

AVAILABLE: Early November, 2019.

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

COUNCIL TAX: Band C.

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 or cash.





**CONFIDENCE
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