

103 BEECHMOUNT
WADDINGTON
BB7 3HS

£725 per month
(Minimum 12 month tenancy)

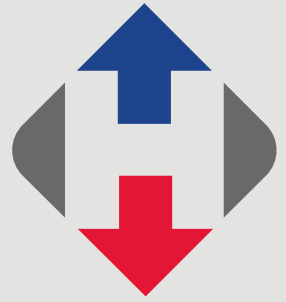


- Superb light & airy cottage
- Quality fitted dining kitchen, lounge
- Modern contemporary accommodation
- Picturesque yet convenient location
- 2 good-sized bedrooms
- Front garden with patio area
- 3-pce bathroom with shower
- Unfurnished. Available immediately.

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This superb cottage combines light and airy accommodation for those who seek a modern contemporary living space with the delights village life has to offer.

Situated in the heart of Waddington, conveniently located for Clitheroe, the property offers excellent well-proportioned accommodation with quality fitted dining kitchen with utility room off, two-piece cloakroom, lounge, two bedrooms, white bathroom suite with shower and garden area to the front with paved patio.



LOCATION: On entering the centre of Waddington from the Clitheroe direction, turn left opposite the Waddington Arms and the house can be found on the right hand side.

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

ENTRANCE HALLWAY: Staircase to first floor.

DINING KITCHEN: 4.2m x 3.2m (13'9" x 10'4"); with range of quality fitted wall and base units with complementary working surfaces, built-in double electric oven, four-ring halogen hob with extractor fan over, integrated dishwasher and fridge, understairs storage.

UTILITY ROOM: With plumbing for washing machine and door to the rear.

CLOAKROOM: Housing 2-piece suite comprising low suite w.c, wash handbasin and tiled floor.

LOUNGE: 4.2m x 3.7m (13'8" x 12'3"); feature fireplace housing decorative fire.

FIRST FLOOR:

BEDROOM ONE: 4.1m x 3.7m (13'7" x 12'2").

BEDROOM TWO: 3.2m x 2.7m (10'6" x 8'9"); good-sized storage cupboard.





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

OUTSIDE: Front garden with paved patio and planting borders.

HEATING: Gas fired central heating

DEPOSIT: £836.00.

AVAILABLE: Immediately.

RESTRICTIONS: No Pets. No Smokers. No DSS.

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

COUNCIL TAX: Band C.

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

FREE Property Appraisal
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End Of Tenancy Management



103 Beechmount, Waddington, BB7 3HS

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