

32 WADDOW VIEW  
WADDINGTON  
BB7 3HJ

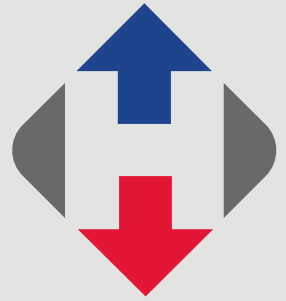
£825 per month



- Substantial stonebuilt terrace house
- Modern fitted kitchen
- Spacious bathroom with shower
- Desirable village location
- 4 bedrooms (including attic bedroom)
- Sitting room, living room
- Enclosed rear yard, garden forecourt
- Unfurnished. Min 12-month tenancy.

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**A deceptively spacious stonebuilt terraced house, situated in the sought-after village of Waddington, offering excellent family-sized accommodation, arranged over three floors.**



**On the ground floor, there are two generous reception rooms and a modern fitted kitchen. The first floor benefits from three bedrooms and a bathroom with shower. The second floor boasts an attic bedroom with built-in storage.**

**Outside, there is an enclosed rear yard with brick-built store and a large paved garden to the front.**

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

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

**ENTRANCE VESTIBULE:**

**ENTRANCE HALL:** Staircase to first floor.

**SITTING ROOM:** 3.9m x 3.6m (12'9" x 11'9").

**DINING ROOM:** 4.2m x 4.1m (13'9" x 13'5"); original built-in cupboards, good-sized under-stairs storage cupboard.

**KITCHEN:** 3.6m x 2.5m (11'9" x 8'2"); range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four-ring gas hob and extractor over. Door to rear.

**FIRST FLOOR:**

**LANDING:** Staircase to second floor.

**BEDROOM ONE:** 3.6m x 2.9m (11'9" x 9'5").

**BEDROOM TWO:** 3.3m x 2.3m (10'9" x 7'7"); internal room with sun tunnel offering some natural light.

**BEDROOM THREE:** 2.7m x 2.1m (8'10" x 6'10").

**BATHROOM:** With 3-piece suite comprising pedestal washbasin, low suite w.c., panelled bath with direct feed shower over.





## SECOND FLOOR

**ATTIC BEDROOM FOUR:** 3.6m x 2.9m (11'9" x 9'6"); excellent range of built-in cupboards and drawers, Velux roof window.

**OUTSIDE:** Enclosed rear yard with brickbuilt storage housing boiler, plumbing for washing machine and vent for tumble dryer.

**DEPOSIT:** £951.00.

**RESTRICTIONS:** No Pets and no Smokers.

**AVAILABLE:** Immediately.

**EPC:** The energy efficiency rating for this property is D.

**COUNCIL TAX:** Band C £1,804.15 (April 2022).

### 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.





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