

42 WADDOW VIEW  
WADDINGTON  
BB7 3HJ

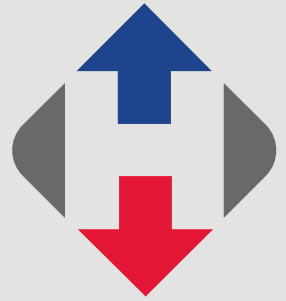
£800 per month



- Bay-fronted stone terraced house
- 2 reception rooms, kitchen,
- Gas CH & PVC DG
- Prime village location
- Three bedrooms including attic
- Bathroom with shower
- Rear yard, garden forecourt
- Unfurnished. Available immediately.

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**A Well-presented bay fronted terraced house situated within this extremely popular village with three great pubs and easy access to Clitheroe. The house has a hallway, two separate reception rooms and a kitchen to the rear. The first floor has a front master bedroom with two wardrobes, a rear single bedroom and modern bathroom with shower over the bath. The attic space has also been converted to create a double bedroom with two Velux windows. Both receptions rooms have fireplaces, there is gas central heating, UPVC double glazing, fitted blinds and curtains. Viewing is recommended.**



**LOCATION:** On entering Waddington from the Clitheroe direction proceed into the village and turn first left into Wadow View and the house can be found at the far end on the right-hand side.

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

**ENTRANCE VESTIBULE:** With coved corning, coat hooks and feature original tiled floor.

**HALLWAY:** With coved corning, feature plaster arch and staircase off to first floor.

**SITTING ROOM:** 4.0m into the bay window x 3.2m (13'1" into the bay window x 10'5"); with coved corning, picture rail, feature stained glass bay window with fitted blinds, wall light points, fireplace with 'Living Flame' gas fire with stone hearth and surround and television point.

**LOUNGE:** 4.3m x 3.7m (14' x 12'2"); with picture rail, fireplace housing cast iron gas stove set into the chimney breast on stone hearth, original store cupboard and drawers set into the alcove and under stairs storage area..

**KITCHEN:** 3.2m x 2.1m (10'7" x 6'11"); with fitted range of cream Shaker wall and base units with complementary wood effect laminate work surface with under unit lighting, one and a half bowl stainless steel sink unit with mixer tap, electric cooker with four-ring electric hob and extractor over, integrated fridge, plumbing for a washing machine, tiled floor and PVC door to rear yard.

#### **FIRST FLOOR:**

**LANDING:** With doorway leading to staircase off to second floor.

**BEDROOM ONE:** 4.0m x 2.3m opening to 3.3m (13' x 7'7" opening to 10'10"); with two fitted wardrobes.

**BEDROOM TWO:** 3.2m x 2.6m (10'6" x 8'6").

**BATHROOM:** Housing 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer taps, P-shaped shower bath with matching curved glass shower screen and fitted Triton thermostatic shower, part-tiled walls, tiled floor and towel storage cupboard.





## SECOND FLOOR:

**ATTIC BEDROOM:** 4.2m x 3.0m (13'10" x 9'9"); (useable space) and(5.5m 18'1" floor space); with two Velux windows to the rear, storage alcove and storage cupboard housing Worcester central heating combi boiler.

**OUTSIDE:** To the front of the property is an attractive forecourt garden with wrought iron railings and gate with stone paved pathway to front door, the garden is gravelled for easy maintenance. To the rear is an Indian stone flagged paved yard with storage shed and gated access to the rear.

**DEPOSIT:** £923.00

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

**AVAILABLE:** Immediately. 12 months minimum tenancy.

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

**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 GUARANTEE

FREE Property Appraisal  
Full Reference Checks  
Total Transparency  
40+ Year's Experience  
End Of Tenancy Management



42 Waddow View, Waddington, BB7 3HJ

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