

33 WADDOW VIEW
WADDINGTON
BB7 3HJ

£895 per month



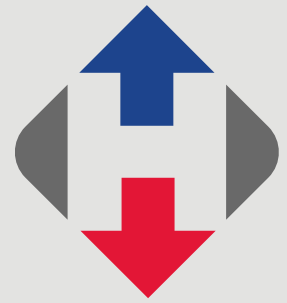
- Substantial stonebuilt terrace house
- Open plan lounge/dining room
- Three-piece bathroom
- Desirable village location
- Modern fitted kitchen
- Three bedrooms
- Enclosed rear yard, garden forecourt
- Unfurnished. Min 12-month tenancy.

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A deceptively spacious stone-built terraced house, situated in the sought-after village of Waddington, offering excellent family-sized accommodation.

On the ground floor, there is large open-plan lounge – dining room and a modern fitted kitchen. The first floor benefits from three generous bedrooms and three-piece bathroom with shower.

Outside, there is an enclosed rear yard with two stores and a large paved garden to the front.



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

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

ENTRANCE VESTIBULE

ENTRANCE HALL: Understairs storage cupboard.

OPEN PLAN LOUNGE/DINING ROOM: 8.1m x 4m (25'9" x 13'9"); feature fireplace housing open fire.

KITCHEN: 3.6m x 2.6m (11'9" x 8'5"); range of modern fitted wall and base units with complementary laminate working surfaces, integrated electric oven, four-ring gas hob and extractor over, plumbing for washing machine. Door to rear.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.3m x 3m (14'1" x 9'8"); good range of built-in wardrobes and overhead cupboards.

BEDROOM TWO: 3.6m x 2.5m (11'8" x 8'2"); range of built-in wardrobes and overhead cupboards.

BEDROOM THREE: 2.6m x 2.1m (8'5" x 6'10").

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





OUTSIDE: Enclosed rear yard with two stores, good-sized paved garden forecourt.

DEPOSIT: £1,032.00.

RESTRICTIONS: No Pets. No Smokers.

AVAILABLE: Immediately

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

COUNCIL TAX: Band C, £1,975.70 (April 2024)

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.





33 Waddow View, Waddington, BB7 3HJ

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LANDORDS!**

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please ask for details

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