

99 BEECHMOUNT
WADDINGTON
BB7 3HS
£995 per month

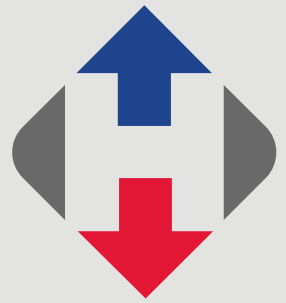


- Elevated family home
- Fitted kitchen, two reception rooms
- Useful utility room with storage
- Located in the centre of the village
- Three bedrooms, converted second floor
- Three-piece bathroom & separate W.C
- Front garden & rear yard
- Unfurnished. Min 12-month tenancy.

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We are delighted to offer this deceptively spacious mid-terraced property, situated in the heart of the picturesque village of Waddington. Conveniently located for Clitheroe, yet right on the doorstep of some of the most unspoilt countryside the Ribble Valley has to offer.

The property offers well-apportioned accommodation with two reception rooms, fitted kitchen, three bedrooms, second floor conversion, house bathroom and separate WC. Externally is a low maintenance front garden and enclosed rear yard.



LOCATION: On entering Waddington from the Clitheroe direction, Beech Mount is located on the left hand side across from The Waddington Arms.

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

ENTRANCE PORCH:

RECEPTION HALLWAY: Night storage heater and staircase to first floor.

LIVING ROOM: 3.7m x 3.5m (12'3" x 11'7"); electric fire with a marble hearth and surround, night storage heater and hardwood double glazed windows to front.

DINING ROOM: 4.4m x 3.8m (14'7" x 12'7"); electric stove, night storage heater and built in cupboard, sash window to rear porch and open to:

KITCHEN: 3.6m x 2.3m (11'11" x 7'8"); range of wall and base units with Bosch oven, grill, Whirlpool microwave, Stoves electric hob and recirculatory, hardwood double glazed opening window to rear, marble effect worktops to three sides with one and a quarter integrated sink and drainer unit, fitted dishwasher, fridge and freezer and useful under stairs store recess with coat hooks and shelving.

REAR PORCH: Access to rear yard.

UTILITY ROOM: Accessed from the rear yard, this useful utility room has WC, sink unit with cupboard below and is plumbed for automatic washing machine with space for a dryer and freezer.

FIRST FLOOR:

LANDING: Built in under stairs store cupboard.

BEDROOM ONE: 3.0m x 3.5m (9'11" x 11'7"); double size bedroom with fitted shelving, night storage heater, airing cupboard with hot water cylinder and immersion heater.

BEDROOM TWO: 4.6m x 2.8m (15'2" x 9'4").

BEDROOM THREE: 3.5m x 1.8m (11'7" x 6'); single size bedroom with night storage heater.





BATHROOM: Housing three-piece suite incorporating a roll-top bath, pedestal handbasin and double size shower cubicle with electric Trident shower, extractor fan and electric chrome towel radiator.

W.C: Separate WC with twin flush toilet.

SECOND FLOOR:

HOBBY ROOM: 4.3m x 3.4m (14'3" x 11'3"); a very useful hobby room, study or children's playroom, this room has some restricted height to the eaves, Velux window with fitted blind and eaves storage cupboards and night storage heater.

OUTSIDE: The property has an elevated front garden with planted island and mature borders and a rear yard.

DEPOSIT: £1,148.00.

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.





CONFIDENCE GUARANTEE

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



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LET us LET your property to the right tenant

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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