

41 WADDOW VIEW  
WADDINGTON  
BB7 3HJ

£825 per month



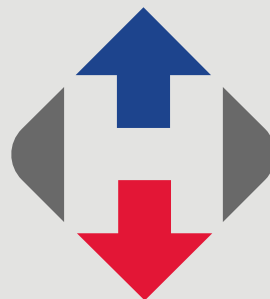
- Bay-fronted stone terraced house
- 2 reception rooms & kitchen
- 2 bedrooms
- 3-piece bathroom with shower
- Front forecourt garden & rear yard
- Prime village location
- Min 12-month tenancy
- Unfurnished. Min 12-month tenancy.

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

**On the ground floor, there is large open-plan lounge and dining room along with a modern fitted kitchen. The first floor benefits from two generous bedrooms and a 3-piece bathroom with shower.**

**Outside, there is an enclosed rear yard with a store and a garden forecourt to the front.**



**LOCATION:** On entering Waddington from the Clitheroe direction along Clitheroe Road, proceed into the village and turn left into Waddow View.

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

**ENTRANCE VESTIBULE:** with part glazed internal door leading to:

**LOUNGE:** 4.3m x 4.3m (14'0" x 14'2"); with a large bay-fronted window, electric fire with feature surround and tiled hearth, open to:

**DINING ROOM:** 3.5m x 4.2m (11'6" x 13'10") with staircase to first floor and understairs storage units.

**KITCHEN:** 4.3m x 2.1m (14'3" x 6'11"); with a range of wall and base fitted units with complementary laminate work surfaces, tiled splashback, electric oven and hob with extractor canopy over, central heating boiler, single drainer sink unit with mixer tap, space for a washing machine and door leading to rear yard.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 3.3m x 3.7m (10'10" x 12'0"); with fitted floor to ceiling wardrobes and cupboards to one wall.

**BEDROOM TWO:** 4.8m x 2.4m (15'7" x 7'9").

**BATHROOM:** 3-piece suite in white comprising a panelled bath with shower, low level w.c. with push button flush, pedestal wash-hand hand basin with cupboard above, tiled walls & over stairs storage cupboard.







**OUTSIDE:** To the front of the property is a forecourt garden. To the rear is a yard with store.

**DEPOSIT:** £951.00.

**HEATING:** Gas fired hot water central heating system.

**RESTRICTIONS:** No pets and no smokers.

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

**COUNCIL TAX:** Band C 1,951.60 (April 2024).

**MINIMUM INITIAL FIXED TERM:** 12 months.

**AVAILABLE:** Immediately.

#### **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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LANDORDS!**

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