

TO LET



John Pallister
Chartered Surveyors



£950 pcm (Unfurnished)

**21 Waddow View
Waddington
BB7 3HJ**

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**The Coach House
28 Duck Street
Clitheroe
BB7 1LP**

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A well presented 2 bedroom terraced property in a much sought after quiet village. Ideally located near Clitheroe, the property provides easy access to local amenities, schools, and the town centre.

The accommodation briefly comprises: - (all sizes approximate)

Entrance Vestibule

Living Room: 12'9" (3.89m) x 14'4" (4.37m) with radiator and electric fire.



Kitchen/Diner: 17'7" (5.36m) x 13' (2.4m) with veneer base and wall units, oven with hob, kitchen island and a radiator



Utility: 6'1" (1.85m) x 6'4" (1.92m) with washer and dryer and access to rear yard



Staircase to First Floor

Master Bedroom: 12'9" (3.88m) x 14'8" (4.45m) with radiator



Bedroom: 10'2" (3.09m) x 13'2" (4.02m) with radiator



Bathroom: 9'10" (3.00m) x 6'3" (2.04m) with four piece bathroom suite of toilet, sink, bath, walk in shower and extractor fan.



Outside: Enclosed rear yard with walled garden to the front of the property.



Tenancy Details

Type of Tenancy:	Unfurnished Assured Shorthold
Rental:	£950 pcm
Period of Tenancy:	6 month - Renewable thereafter by agreement
Deposit:	£1,096 to be registered in the DPS
Available from:	Immediately subject to references and Tenancy Agreement
Special Terms:	Non-smokers, Preferably no pets
Council Tax:	Band ' C '
EPC:	C-70

Prospective Tenants Please Note

All prospective tenants will be required to complete an application form

The application form will require information including the following: -

- Bank or Building Society details
- Details of your current Employment and Landlord/Agent if applicable
- Details of any County Court Judgements, Bankruptcy Orders etc
- References can then be sought if the Landlord is agreeable, usually by an independent agency.

Subject to satisfactory references, the prospective tenant will then be required to provide:

- One month's rent in advance.
- A Deposit (usually equal to 5 weeks rent) to be held by the DPS

ALL NEGOTIATIONS/APPLICATIONS ARE ENTERED INTO ON A SUBJECT TO CONTRACT BASIS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		