



PAD-2-LET Limited

Property Management

- Full Residential Management Services
- Residential Letting Services

Pad-2-Let Limited
16 Church Street
Barnoldswick
Lancashire
BB18 5UT

Telephone : (01282) 851000

Mobile : 07851 867340

E-mail : info@pad-2-let.co.uk

Dugdale Cottage

Waddington, Clitheroe

£650.00 Per Month

- ✓ Traditional Two Bedroom Cottage
- ✓ Desirable Ribble Valley Village Location
- ✓ Rear Patio area
- ✓ Parking for Two Vehicles
- ✓ Double Garage



Pad-2-let Limited are a successful family owned letting agent providing specialist management services in quality residential letting's throughout North East Lancashire and West Yorkshire. Our continuing aim is our commitment to provide a professional friendly residential letting and property management service fully focused on the priorities and needs of landlords & tenants





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Overview

Traditional stone built cottage located in the centre of the desirable Ribble Valley village of Waddington. Comprising of entrance hall, living room with gas flame fire with wood/tiled surround, bow window, fitted kitchen with electric oven & halogen hob, integrated fridge & freezer, two bedrooms, bathroom white with shower over bath, gas central heating, off road parking to front and parking for two cars to rear, double garage, patio area.

Accommodation

Ground Floor

Entrance Hall

Entrance to the property is via a substantial timber door that accesses a entrance hall area. An internal timber door with stain glass window provides access to the living room, tile flooring.

Living Room (4.35m x 3.77m)

Fitted carpet, coal effect gas flame fire with wood/tiled surround, storage cupboard, timber framed bow window, wall lighting, double panel radiator, television point, access to kitchen.

Kitchen (4.32m x 3.84m max)

Fitted kitchen with a range of pine fitting units, stainless steel sink, integral oven and hob, stripped timber sash window, location for washing machine, under stairs storage cupboard, rear timber door provides access to the rear patio area, tile flooring, stairs to the first floor, double panel radiator.

First Floor

Landing

Fitted carpet, smoke detector, access to bedrooms 1,2 and house bathroom.

Bedroom 1 (4.43m x 3.91m)

Double bedroom to the front elevation, fitted carpet, striped timber sash window, wall lighting, single panel radiator, loft hatch.

Bedroom 2 (2.80m x 2.29m)

Second bedroom to the rear elevation, fitted carpet, timber sash window, storage cupboard, single panel radiator, feature beams.

Bathroom (2.80m x 2.29m)

White three piece suite with chrome fixings, panelled bath with over shower and shower screen, laminate flooring, velux window, heated chrome towel rail, feature beams.

External

Off road parking to front and parking for two cars to rear, patio area, double garage.

Further information

Unfurnished

Services

Electric, Water, Gas, Television socket, Telephone

Deposit Required

Bond – £750

Rent – One month in advance

Restrictions

No Smokers, No DSS / Housing Benefits, No Pets

Council tax

Band TBC

Viewing

By appointment through our office

Applicants who wish to view any of the properties or require any further information should do so by contacting us by telephone, fax or e-mail.

Appointments arranged at mutually convenient times 7 days a week.

Please note that all tenancies require:-

- Rent to be paid one calendar month in advance
- A £750 bond
- Applicants must be a minimum of 21 years of age
- References from employers, bank, previous landlord (if applicable) and personal references may be required



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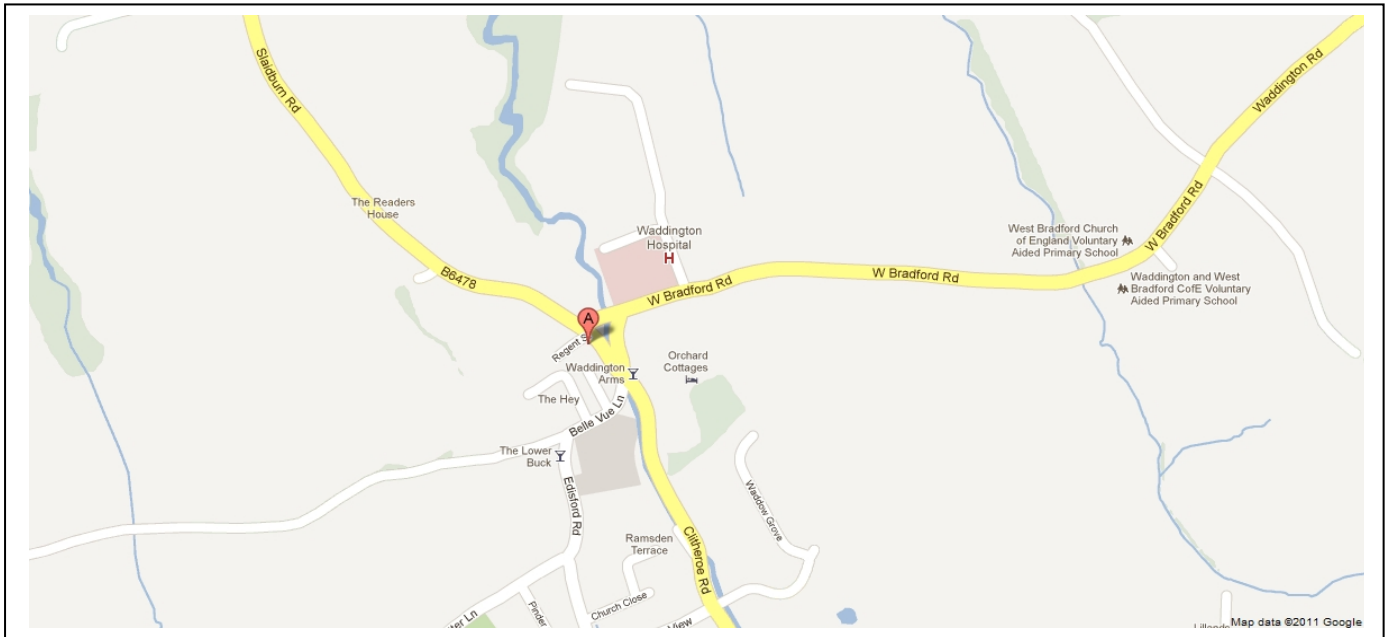
E-mail : info@pad-2-let.co.uk

Location Maps

Town location map



Street location map



Disclaimer – Whilst we endeavour to ensure that our property brochures are accurate and reliable based upon the information supplied, these particulars are published as a guide to the property and accuracy cannot be guaranteed. Neither the particulars nor any statement made by or on behalf of PAD-2-LET Limited is intended to form part of a contract, rental agreement or warranty. Any intending purchasers or tenant must satisfy themselves by inspection or otherwise as to the accuracy of each of the statements contained within these particulars.



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