



**York Cottage  
94a The Square  
Waddington, Lancashire  
BB7 3HZ  
£205,00 no chain**

A traditional stonebuilt cottage in a sought after location. This 2 bedroom terrace cottage offers a desirable location in the Ribble Valley village of Waddington offering many original features with Kitchen, Living Room, Master Bedroom, Second Bedroom and Family Bathroom. A great opportunity to purchase a genuine cottage appealing to a wide audience of buyer types. Viewings by appointment only.

Old Sawley Grange, Gisburn Road, Sawley, Clitheroe, BB7 4LH

## Description

Located at the top end of the village of Waddington in the middle of a three row terrace of properties. York Cottage has very convenient access provisions to the local market town of Clitheroe where all major supermarkets can be found, schools, train station, health services and other retail outlets. The property is constructed of stone under a slate roof.

The accommodation comprises as follows:

**Entrance Vestibule** with door to the front and a glazed oak timber internal door, tiled floor and centre light fitting.

**Lounge / Sitting Room** (3.93m x 3.88m) located at the front of the property with window across the village, an alcove fireplace with stone flagged hearth, centre light fitting and carpeted floor. There is access to the understair cupboard and ample double electric, TV and internet points.

**Kitchen** (3.54m x 3.12m) A large cottage kitchen with fitted wall and base units, tiled splashbacks and extractor hood. The kitchen has an electric hotpoint double oven and ceramic hotplates to the work surface including stainless steel sink and drainer. A fluorescent light strip to the ceiling, lino floor and rear door with enclosed porch to the shared rear yard area.

**Master Bedroom** (3.92m x 3.9m) A double room at the front of the property with carpeted floor, window to the front, centre light fitting, electric wall heater, ample double sockets with TV and internet point.

**Bedroom 2** (2.36m x 1.98m) A single room to the rear of the property with carpeted floor airing cupboard and hot water cylinder, centre light fitting and electric wall heater.

**Family Bathroom** (3.58m x 1.29m) A three piece suite including wc, bathtub and electric Bristan shower over, sink and vanity unit with lino floor.

**Externally** rear yard and seating area with coal/log store and bin store. Shared accessway to neighbouring two cottages.

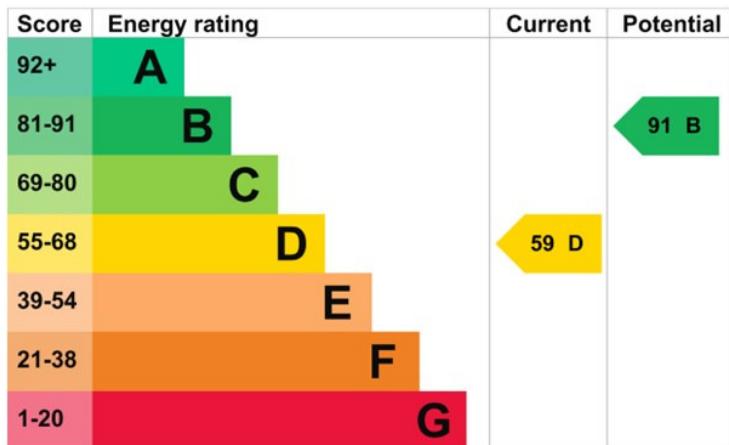
**Services** Mains water, mains gas, mains electric, mains sewerage and electric wall mounted heaters.

**Council Tax** – Band C Ribble Valley Borough Council

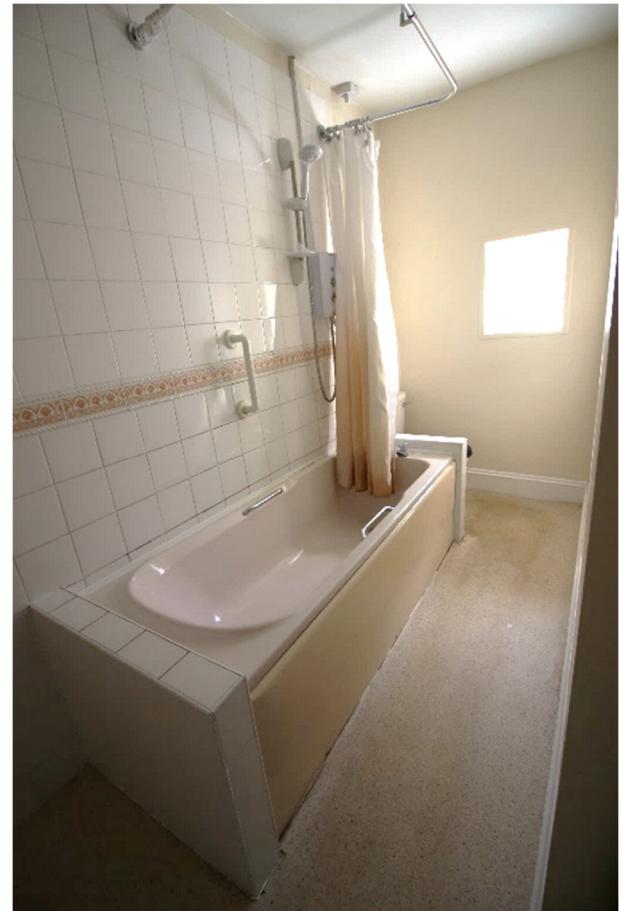
**EPC** – Band D

**Tenure** – Freehold with vacant possession.

**Viewing** by appointment through the selling agents.



Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search



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