



44 Main Street - £850 PCM

Downham, Clitheroe, Lancashire, BB7 4BN

INGHAM & YORKE

Chartered Surveyors & Land Agents



TO LET

£850 PCM

- Central location in the idyllic village of Downham
- Charming period terraced cottage
- 2 generously sized double bedrooms and 1 single bedroom
- Small garden and patio areas to the rear
- Outbuilding with ample storage space
- On-street parking
- Unfurnished and offered immediately on an initial 6 month Assured Shorthold Tenancy



3 Bedroom



1 Bathroom

We are pleased to offer this charming three-bedroom terraced cottage situated on Main Street within the sought-after village of Downham, in the heart of the Ribble Valley. This cottage presents a unique opportunity to live in this vibrant rural community.

The cottage offers spacious rooms with a private patio garden immediately to the rear and a further small garden area beyond. To the ground floor, the property has a large hallway which leads to a spacious sitting room and kitchen with adjoining dining space to the rear. Upstairs, there are **two double bedrooms** and a **single bedroom**. The house bathroom has large **walk-in shower**.

Property Measurements

Ground floor

Hallway: 4.416m x 1.860m

Living Room: 5.002m x 4.618m

Kitchen and Dining Room: 5.251m x 2.804m

First Floor

Bedroom 1: 3.935m x 3.392m

Bedroom 2: 3.928m x 2.721m

Bathroom: 3.871m x 1.775m

Bedroom 3: 2.486m x 2.820m

Exterior

Outbuilding : 3.164m x 1.924m





Outside space

At the rear of the property is a flagged patio area with an outbuilding offering ample storage space, including fuel storage for the solid fuel heating system. A separate garden, also to the rear of the property, has a stone flagged area perfect for seating and surrounded by beautifully planted raised beds.

The village of Downham boasts a vibrant rural community as part of the Downham Estate. The village has a popular pub (with rooms), a small coffee/ice cream shop, an Ofsted rated pre-School (adjacent to the house) and St. Leonard's Church a short walk up the hill. As well as this, numerous community activities are available through the active Village Hall.

Onward travel

The property is within easy reach of local amenities, countryside walks, and excellent transport links to Clitheroe and beyond, with a local bus stop a short walk away from the house. The A59 is also just a short two minutes' drive away.

- Clitheroe - 3.2 miles
- Burnley - 9.9 miles
- Blackburn - 14.4 miles
- Preston - 20.9 miles
- Manchester - 36 miles
- Lancaster - 39.9 miles



General Remarks

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Council Tax: Band C

Energy Performance Certificate: E rating

Local Authority: Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA
Tel.: 01200 425111

Services: The property benefits from mains electricity and water with central heating provided by way of a solid fuel stove with radiators. The Tenant will be responsible for all charges relating to services connected to the property including fuel, water, sewerage, electric, Council Tax, internet and telephone for the full duration of the tenancy.

Tenancy Terms: The property will be let on an Assured Shorthold Tenancy agreement for an initial term of 6 months. **Preferably no pets.**

Viewings: Viewings are strictly by appointment only with the sole Letting Agents, for the attention of **Ella Mounsey (01200 423655)**.

Rent and Deposit: Following an offer of an Assured Shorthold Tenancy by the Agent and the signing of the Agreements, full payment of 5 weeks rent will be required as a rental deposit. This is returnable and dependant on the state of the property following the end of the tenancy. The deposit will be registered with and held by the Deposit Protection Scheme. The first month's rent will be due on the signing of the Agreements, or a minimum of five days prior to the commencement of the Assured Shorthold Tenancy. Where a guarantor is required, the guarantor will be required to sign the Agreement prior to the commencement of the Tenancy.

References: Potential applicants will be invited to submit an introduction letter and may be asked to attend an interview by the Downham Estate. The successful applicant will be required to provide satisfactory references prior to the occupation of the property. These consist of employment and current landlord references (where applicable). Copies of 3 months bank statements and 3 months pay slips will be required. The Agents also reserve the right to undertake a credit check on applicants. If currently residing in rented accommodation a signed copy of your current Tenancy Agreement will also be required. Acceptance of references and offer of the Tenancy is at the Agent's discretion entirely.

Health and Safety: The Landlord and Ingham & Yorke LLP take no responsibility for any loss or damage when accessing the property. Do not climb gates or fences. Do not enter any neighbouring property.

Photographs taken May 2025

Subject to Contract

Ingham & Yorke LLP for themselves and as agents for the vendors or lessors of this property give notice that:

All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. No person in the employment of Ingham & Yorke LLP has any authority to make or give any representations or warranty whatsoever in relation to the property and all discussions regarding the property referred to in these particulars are subject to contract. These particulars are produced as a general outline and for the sole purpose of enabling prospective purchasers or lessees to make an informed decision regarding the property and do not constitute any part of an offer or contract.





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