



32 Brookside
Downham

£890pcm

£10,680 pa

Unfurnished



Directions

What3words

[imply.markets.buns](https://www.what3words.com/imp/ply.markets.buns)

INGHAM & YORKE



TO LET

PROPERTY TYPE

🏠 Cottage

BEDROOMS

🛏 3

BATHROOMS

🛁 1

Key features

- A quaint detached cottage located in the highly sought after village of Downham
- Kitchen - dining space with separate utility room and living room with multi-fuel stove to the ground floor
- 3 bedrooms (one double and two single) and bathroom with three-piece suite to the first floor
- Lawned garden area with flower beds and small shed providing adequate storage for tools
- Two allocated off road parking spaces opposite the property
- Available unfurnished



Description

A beautifully presented, newly decorated three bedroom detached cottage, situated on the edge of the rural village of Downham in a secluded cul de sac.

On entering the property via the front door, the small hallway area leads into a living room, featuring multi-fuel stove and original character features. The living room leads onto the kitchen - dining space with wooden kitchen cabinets, Belfast sink, quartz worktops and ample space for a large dining table. Off the kitchen is a separate utility room with plumbing connections for a washing machine and tumble dryer. A side door from this utility room leads out to the garden space.

To the first floor the accommodation comprises of three bedrooms, including a generously sized principal double room. The further two rooms are single sized bedrooms which would also be well-suited for use as a home office space. The bathroom comprises a three-piece suite with bath and shower over, WC and hand basin.

Externally the cottage benefits from a large flower bed to the front of the property and a lawned garden to the side, featuring additional raised beds, a small patio seating area and small but useful storage shed. A smaller log store adjoins the property at the side.

The cottage also benefits from two allocated off road car parking spaces situated opposite the property.

The village of Downham forms part of the wider Downham Estate and boasts a vibrant rural community. The village offers a popular pub (with rooms), a small coffee/ice cream shop, an Ofsted rated Pre-School and St. Leonards Church. The Village Hall also hosts a number of activities and events which contribute to the strong sense of community in the village.

There is also a public footpath leading to Pendle Hill just a stones throw away from the cottage as well many other countryside walks right from the doorstep.

Despite its countryside setting, Downham is well connected with the A59 just a short two-minute drive away, making Clitheroe, Burnley, Blackburn and Preston all within commutable distance. The village is also located along a bus route offering services to both Clitheroe and Nelson.

For a wider range of amenities, the nearby town of Clitheroe has a train station (with direct services to Manchester), a wide range of supermarkets, a variety of chain and independent retailers, schools (both primary and secondary) and leisure facilities.

Other Information

Services: The property has the benefit of mains water, electricity and drainage. The central heating is by way of a solid fuel stove with back boiler system and radiators. The tenant is responsible for all services connected to the property including all charges for water and sewerage, electric, Council Tax (Band C) and telephone for the full commencement of the Tenancy.

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

Tenancy Terms: The property will be let on an Assured Periodic Tenancy agreement

References: All applicants will be required to provide satisfactory references prior to the occupation of any property. The reference checks will be carried out by a third party provider. Acceptance of references and offer of the Tenancy is at our discretion.

Rent and deposit: On completion of the application and offer of an Assured Periodic Tenancy Agreement by the agent or Landlord, full payment of five weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held by The Tenancy Deposit Scheme. The first month's rent will be required 5 working days prior to the start of the tenancy. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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.





Clitheroe Office

Brookside Barn, Downham,
Lancashire, BB7 4BP
Tel: 01200 423655
Email: admin@inghamandyorke.co.uk

Huntroyde Estate Office

Padiham, Burnley, Lancashire, BB12 7QX
Tel: 01282 771024
Email: info@inghamandyorke.co.uk

inghamandyorke.co.uk