

**TO LET**

 safeagent

**John Pallister**  
Chartered Surveyors



**£1,250pcm (Unfurnished)**

**10 Main Street  
Bolton-by-Bowland  
BB7 4NW**

**3** 

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

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## 10 Main Street, Bolton-by-Bowland

Bolton-by-Bowland must be one of the most sought after Ribble Valley villages in which to reside, and here we have an opportunity to live right in the heart of the village. This quaint cottage fronts on to the road but has a good size, South facing rear garden, 2 reception rooms, kitchen and conservatory, 3 bedrooms and a house bathroom. With good decoration throughout, this charming cottage could just be your ticket to village life. Not expected to be available long, please arrange your viewing with the agents asap. **Please Note—Photos were taken Summer 2024 and are for information purposes only.**

- Charming Cottage
- Village Location
- 2 Reception Rooms
- 3 Bedrooms
- Modern Bathroom with shower
- South facing Gardens
- LGP CH
- Single Glazing



**The accommodation briefly comprises:** - (all sizes approximate)

**Through Living Room:** 13'6" (4.10m) x 21'10" (6.64m) with solid fuel stove In brick, inglenook fireplace, 2 radiators, 2 single glazed windows, beams to the ceiling an cupboard under the stairs.

**Dining Room:** 13'4" (4.06m) x 12'3" (3.37m) with beams to the ceiling, single glazed window and radiator.

**Kitchen:** 11'4" (3.44m) x 7'5" (2.26m) with a blue shaker style kitchen units with oiled worktops and sink, new built in stove type of cooker, extractor, built in dish washer and space for a fridge and freezer, Radiator and single glazed windows.

**Conservatory:** 7' (2.14m) max x 12'8" (3.86m) max with tiled floor and radiator.





**Rear Bedroom (Small DB):** 9'7" (2.92m) max x 11'9" (3.58m) max to wardrobes, with built in wardrobes, radiator and single glazed window.

**Bathroom:** 8'8" (2.65m) x 8'8" (2.65m) with modern 3 piece suite incl bath with shower and screen, wc and wash basin, single glazed window, radiator and airing cupboard with boiler and plumbing for a washing machine.



**Outside:** Good sized garden at the rear, mainly laid to lawn with patio areas



**Staircase to First Floor, Landing.**

**Front Bedroom (DB):** 14'2" (4.32m) x 11'10" (4.62m) with single glazed window, radiator and cast iron fireplace (ornamental only).

**Front Bedroom (DB):** 11'9" (3.58m) x 13'4" (4.07m) max with built in wardrobes, radiator, single glazed window.



**Tenancy Details**

Type of Tenancy: Unfurnished Assured Shorthold  
 Rental: £1,250 pcm  
 Period of Tenancy: 6 month - Renewable thereafter by agreement  
 Deposit: £1,442 to be held with the DPS  
 Available from: End of March 2026  
 Special Terms: Non-smokers, Preferably no pets  
 Council Tax: Band E  
 EPC: E-46

**Prospective Tenants Please Note**

**All prospective tenants will be required to complete an application form**

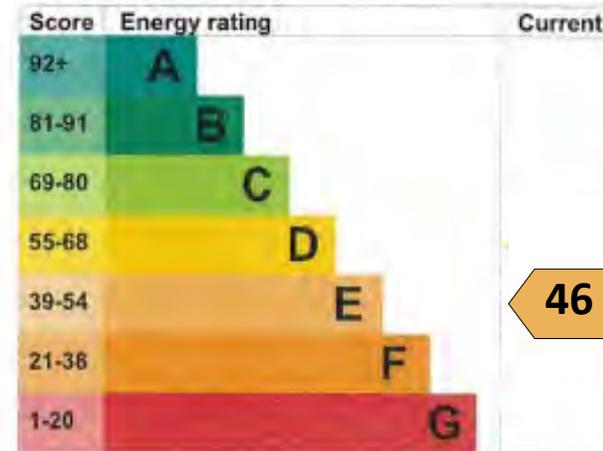
The application form will require information including the following: -

- 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



**John Pallister** for themselves and as agents for the vendors of this property give notice that whilst we endeavor to make our sales particulars accurate and reliable, if there is any point of particular importance to you please contact the office and we will be pleased to confirm the position for you; particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars as to this property are to be relied on as representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute any part of an offer or contract. The vendor, John Pallister nor any other person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

