



Comparing Rental Options in the Ribble Valley

Which One is Best for You?



The Ribble Valley, known for its stunning landscapes and vibrant communities, is an attractive place to live for many. Whether you're a working professional, couple, or family, finding the right rental property is essential for a comfortable lifestyle.

The rental market in the Ribble Valley offers a variety of options, including co-living spaces, houses of multiple occupation (HMOs), apartments and houses. Each of these options comes with its own set of benefits and trade-offs, making it important to understand what each offers before making a decision.

This guide will walk you through the key features of each rental type, helping you choose the one that best suits your needs.



Rental Options in the Ribble Valley



Boutique Co-Living Spaces

Co-living spaces are a modern take on shared living. Co-living spaces in the Ribble Valley usually come fully furnished, with inclusive utilities, WiFi, and other extras included in the rent. These spaces emphasise community living, with shared facilities such as kitchens, living spaces and co-working spaces, although many maintain individual en suite bathrooms for a higher degree of privacy than other shared living options. Co-living is ideal for those who want a hassle-free lifestyle with a higher quality of shared living, plenty of luxury amenities and a built-in social network where tenants are matched for compatibility.



Standard House of Multiple Occupation (HMOs)

An HMO is a property rented out by several tenants who share communal areas like the kitchen, bathroom, and living room. Like co-living spaces, they involve sharing communal areas, but don't have the same high levels for standards of living and amenities. Typically, each tenant has their own private bedroom and shares bathroom, living space and kitchen. HMOs are popular for their affordability and are often chosen by students, young professionals, and single occupants who want to save on rental costs. However, the quality of HMOs can vary, depending on the landlord's maintenance and the tenants' responsibilities for shared areas. HMOs typically have less emphasis on community with a more first come, first served approach to tenant selection.

Rental Apartments

Rental apartments in the Ribble Valley offer more privacy than HMOs or co-living spaces. Available in one or two-bedroom configurations, these apartments are perfect for individuals, couples, or small families. Apartments typically come unfurnished, giving tenants the freedom to personalise their space, but also the expense of doing so. While apartments offer more privacy, tenants are responsible for their own utilities, WiFi and other services, which can add to the overall cost.

Rental Houses

Renting a house in the Ribble Valley provides the most space and privacy of all the options, but also the highest expense. One and two-bedroom houses are great for small families, couples, or those who prefer a more independent living arrangement. Houses typically come unfurnished, and tenants must arrange for utilities, internet, and other services and pay the bills monthly. Renting a house also means taking on more responsibility for maintenance and upkeep, but it offers the freedom of having a garden (sometimes), more storage space, and no shared walls with neighbours.



Comparison Table

Below is a comparison of the different rental options available in the Ribble Valley based on various factors:

	Boutique Co-Living Space	Standard HMO	Apartment (1 Bed)	Apartment (2 Bed)	House (1 Bed)	House (2 Bed)
Avg Monthly Rent	£700 - £800	£600 - £700	£600 - £800	£700 - £1000	£700 - £1000	£800 - £1200
Furniture/ Furnishings	Fully furnished, modern, high quality	Basics often included, may vary, low quality	Typically Unfurnished	Typically Unfurnished	Typically Unfurnished	Typically Unfurnished
Utilities	Included at no extra charge	Shared between tenants, varies	£100 - £150	£120 - £170	£140 - £220	£150 - £240
Council Tax	Included at no extra charge	Shared between tenants, varies	£120 - £200 PCM	£120 - £200 PCM	£120 - £200 PCM	£120 - £200 PCM
Wifi	Included at no extra charge	Shared between tenants, varies	£30 - £60 PCM	£30 - £60 PCM	£30 - £60 PCM	£30 - £60 PCM
Cleaning Services	Included at no extra charge	None	None	None	None	None
Privacy Level	Moderate	Low	High	High	High	High
Maintenance Requirement	None, fully managed by provider	Some, dependent on landlord	Moderate, some landlord, some tenant	Moderate, some landlord, some tenant	Moderate, some landlord, some tenant	Moderate, some landlord, some tenant
Ease of Moving In	★★★★★	★★★	★★	★★	★	★
Hassle Free Living	★★★★★	★★★	★★	★★	★	★
Luxury Living	★★★★★	★	★★	★★	★★	★★
Overall Monthly Cost	£700 - £800	£600 - £700	£1,160 - £1,220	£1,280 - £1,380	£1,380 - £1,480	£1,300 - £1,550



Best For...

Boutique Co-Living Spaces

Best For: Social individuals, young professionals, and remote workers

Co-living spaces are perfect for those who value community and convenience. They are designed for social individuals who enjoy connecting with others through shared spaces but want to maintain some privacy. Working professionals, especially those new to the area or working remotely, will appreciate the modern amenities and the ease of having utilities and services included in the rent. Co-living is also a great option for those who want a hassle-free living experience, with regular cleaning and maintenance services provided by the management.

Standard HMO

Best For: Budget-conscious individuals, students, and young professionals

HMOs are ideal for those who prioritise affordability and are comfortable with shared living spaces. They attract students and young professionals who are looking to minimise their rental costs while enjoying the social aspect of living with others. HMOs are also a good choice for those who need flexibility in their living arrangements, as short-term leases are often available. However, they're best suited to individuals who don't mind compromising on privacy and are willing to share responsibilities for communal areas.

1 Bedroom Apartment

Best For: Individuals, couples, and those seeking privacy

1-bedroom apartments are well-suited for singles or couples who value their privacy and independence. These apartments offer a more personal space compared to shared living arrangements and are ideal for those who prefer to have their own kitchen and living area. They are also a good choice for people who want to decorate and furnish their space to their own taste and don't mind covering rising utility bills and taxes, whilst contributing to maintenance and upkeep requirements.

2 Bedroom Apartment

Best For: Budget-conscious individuals, students, and young professionals

2-bedroom apartments offer more space and flexibility, making them a good choice for couples who need a bit more room or very small families. They are also ideal for roommates who want to share the cost of rent while still having their own private bedrooms. With a slightly higher cost than 1-bedroom apartments, they also require being comfortable handling utility bills, taxes and maintenance.





1 Bedroom House

Best For: Couples, individuals seeking privacy, and those who value outdoor space

A 1-bedroom house is ideal for individuals or couples who want the privacy and space that comes with having a standalone property. These houses are ideal for those who appreciate having an outdoor area and are looking for a quiet, independent living environment. They offer more autonomy than an apartment, but this can be offset by higher utility bills, larger upkeep and maintenance requirements.

2 Bedroom House

Best For: Budget-conscious individuals, students, and young professionals

2 bedroom houses are best suited for small families or couples who need additional space for children, a home office, or guests. These houses provide the privacy and freedom that come with a detached or semi-detached property, making them ideal for those who want to establish a more permanent home as a family. Sometimes with a garden and outdoor space (but not always). This option may offer the most privacy, but undoubtedly will also have the highest utility bills and maintenance requirements.



BOUTIQUE HOMES

Luxury Co-Living Spaces With a Strong Emphasis on Community Values

Whilst each of these options can be the right one for you, if you've finished this guide and you're thinking that co-living might be the right option for you, Boutique Homes has you covered. Our focus is on providing high end co-living spaces where community, convenience and luxury are on hand for our tenants with all inclusive rent starting from £740. We provide a wealth of amenities, including fully-furnished (with high quality furniture), inclusive bills, study spaces, en suite bathrooms, smart heating, huge bedrooms with ample storage, regular professional cleaners and much more.

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