



High Street, Sutton-In-Craven, £650 Per Calendar Month

IMMACULATE GROUND FLOOR APARTMENT WITH ALLOCATED PARKING IN SUTTON - IN -CRAVEN

This immaculate one bedroom ground floor apartment is situated within easy access of a wide range of amenities including primary schools, chemist, an off licence/village store, public houses and a cricket club. In the centre of the village there is a lovely park with playing field and the local area has many delightful walks alongside the beck and through the surrounding countryside and woodland. The neighbouring village of Cross Hills offers a wider selection of everyday shops and other amenities including a Cooperative store ,health centre, several pubs/restaurants and also South Craven Secondary School. There is a bus service to the towns of Skipton and Keighley and there are railway stations in the nearby villages of Steeton and Cononley providing regular daily services into Leeds and Bradford.

The apartment briefly comprises , Entrance Hall , Lounge ,Kitchen, Double Bedroom and a Bathroom with Shower over the Bath .Externally there is allocated parking for one car and additional visitors parking .

Further benefits include electric heating and double glazing .

Council Tax Band A .

****VIEW IMMEDIATELY ****



Deposit

A deposit equivalent to one month's rent will be required to be paid at the start of the tenancy. This is subject to referencing.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	80		
	57		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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