



## Squirrel Lane, Thornton,

**£850 Per Month**

\*\*\*\*\* IMMACULATE TWO BEDROOM IDYLIC COUNTRY COTTAGE WITH FAR REACHING VIEWS \*\*\*\*\*

This idyllic Country Cottage, full of character and charm in a lovely rural location with far reaching views to Thornton, is still conveniently close to local amenities , Robertshaw farm shop ,shops and transport links with excellent access to Halifax ,Bradford ,Leeds and beyond . The property briefly comprises ; Entrance porch ,hallway ,spacious lounge, kitchen dining ,two bedrooms and bathroom with shower over the bath and separate wc .

Externally there is a small garden to the front and off-road parking for one car .

Further benefits gas central heating ,double glazing, and alarm system .

The cottage is offered part furnished .

Council Tax Band TBC .

\*\*\*\*VIEW IMMEDIATELY \*\*\*\*

SORRY NO PETS or SMOKERS





Deposit

A deposit equivalent to five weeks 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		99	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

