

# HUNTERS®

HERE TO GET *you* THERE

**Walker Fold, Hartlington. Nr Burnsall. Skipton**

**£1,450 Per Month**

**Property Images**

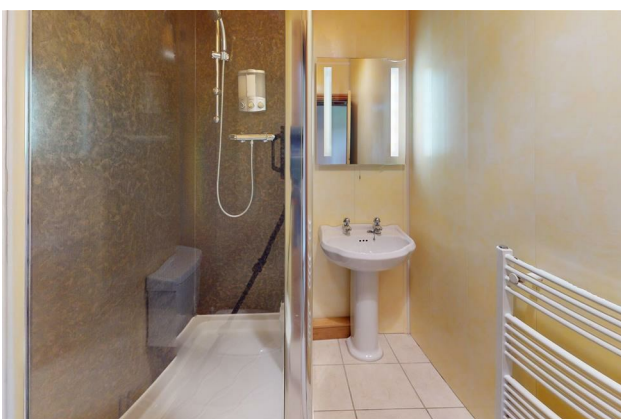




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## Property Images

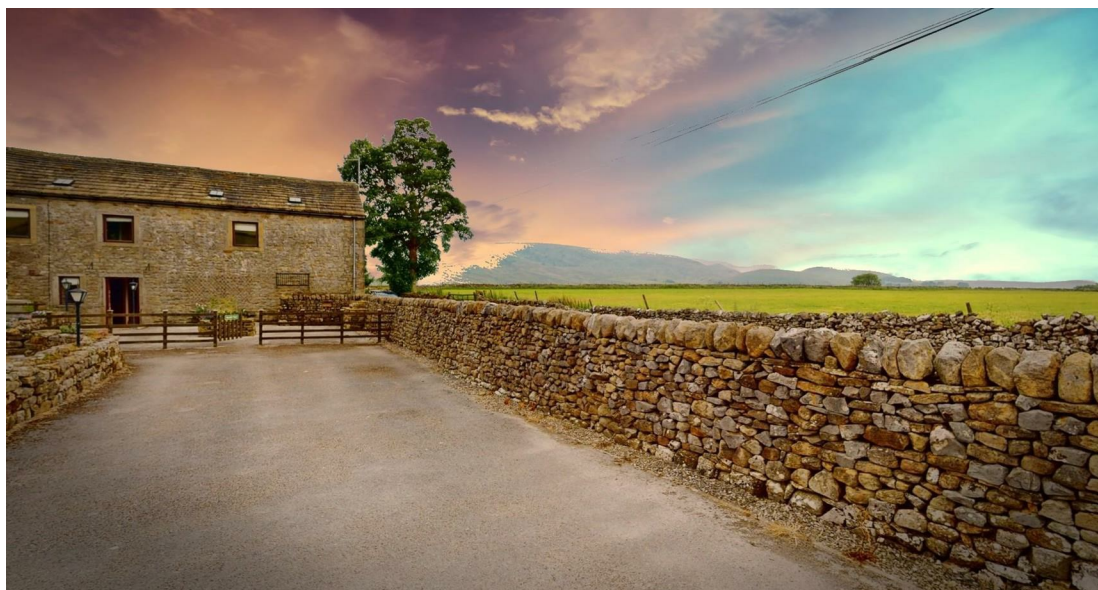


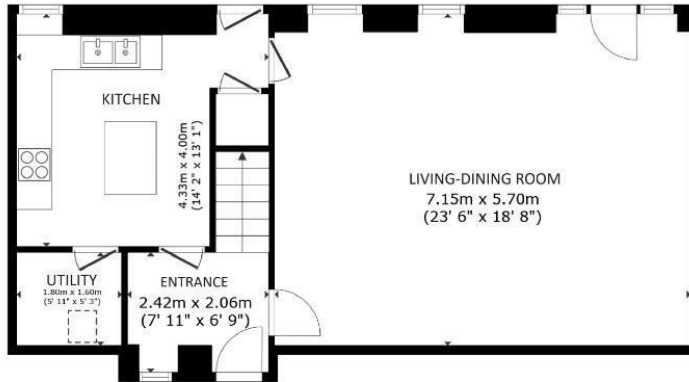


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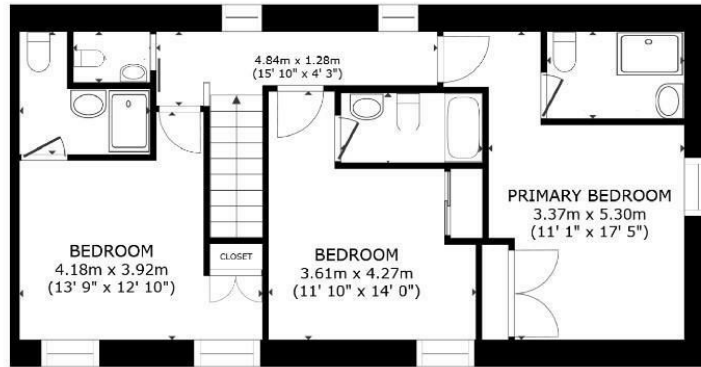
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## Property Images





FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>96</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>43</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Set in an elevated position in the picturesque countryside near Burnsall & Grassington, in The Yorkshire Dales National Park.

This charming barn conversion offers a tranquil retreat with breathtaking views. Situated on the edge of a family farm, this property boasts a spacious layout, perfect for those seeking a peaceful lifestyle.

Excellent local schools, pubs, restaurants and nearby Grassington has an abundance of independent shops, cafes, mini-markets, a fuel station and much more.

The house features three generously sized double bedrooms, each with its own en-suite bathroom, providing comfort and privacy for all residents. The super-sized living-dining room exudes character with its wood panelling, creating a warm and inviting atmosphere for gatherings with family and friends.

The breakfast-kitchen is a delightful space, complete with a pantry / laundry room for added convenience. Step outside to discover a large al fresco dining area, perfect for enjoying meals in the fresh air or hosting summer barbecues. Additional sitting areas offer plenty of space for relaxation, while parking for 4 to 6 vehicles ensures convenience for residents and guests.

With easy access to Grassington just 5 minutes away and Skipton a short 20-minute drive, this property strikes the perfect balance between rural tranquillity and accessibility to amenities. The stunning views surrounding the property provide a constant reminder of the beauty of the countryside.

Pets are considered in this idyllic setting, making it a welcoming home for all members of the family. Don't miss the opportunity to make this house your own and experience the best of country living in this charming abode.

### **On-Line-Bullet-Points**

- A YDNP 106 Local Occupancy restriction is applicable on this LET
- Located in stunning countryside / fab views
- Set on the edge of a family farm
- 5 minutes from Grassington. 20 from Skipton
- 3 double bedroom all en-suite
- Spacious living-dining room
- Breakfast-kitchen with pantry / laundry room off
- Delightful large al fresco dining area with barbi
- Further sitting areas and parking for 6 vehicles
- Pets considered

Water rates are included in the rent. A contribution towards Council Tax is payable at £185 per month

#### Yorkshire Dales National Park Local Occupancy criteria

You must meet at least one of the below to be able to rent this property.

- i) Existing residents of the National Park establishing a separate household, purchasing a property for the first time, downsizing to a more manageable home or requiring more space for a growing family;
- ii) A head of household who is or whose partner is in or is taking up full-time permanent employment or self employment, within the National Park (or in another part of a parish split by the National Park boundary). Where a person is employed in a business that operates in multiple locations, their employment activities should take place predominantly inside the National Park;
- iii) A household that has a child at a school within the National Park;
- iv) Householders currently living permanently in a dwelling which is either shared but not self contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park (or in another part of a parish split by the National Park boundary);
- v) Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within the National Park (or in another part of a parish split by the National Park boundary);
- vi) Persons having to leave tied accommodation within the National Park (or in another part of a parish split by the National Park boundary);
- vii) Former residents of the National Park (or of another part of a parish split by the National Park boundary) whose case is accepted in writing by the Authority as having a need to return to the National Park.