

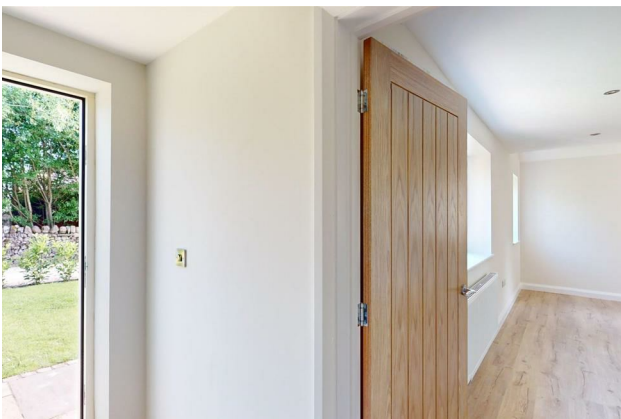
# HUNTERS<sup>®</sup>

## EXCLUSIVE

### Cow Pasture Cottage, Malham

£1,250 Per Month

Property Images



# HUNTERS<sup>®</sup>

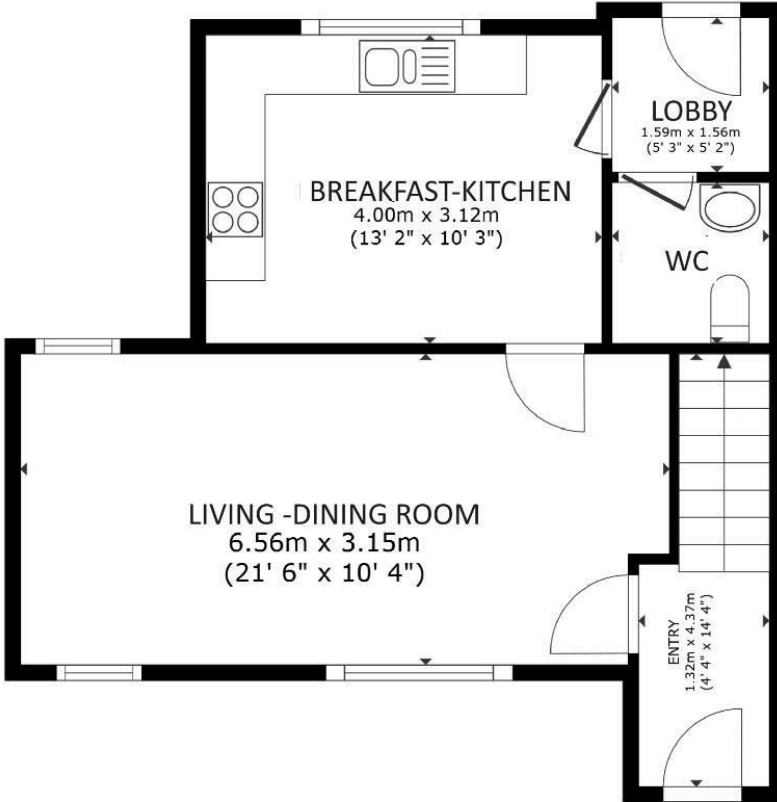
## EXCLUSIVE

### Property Images

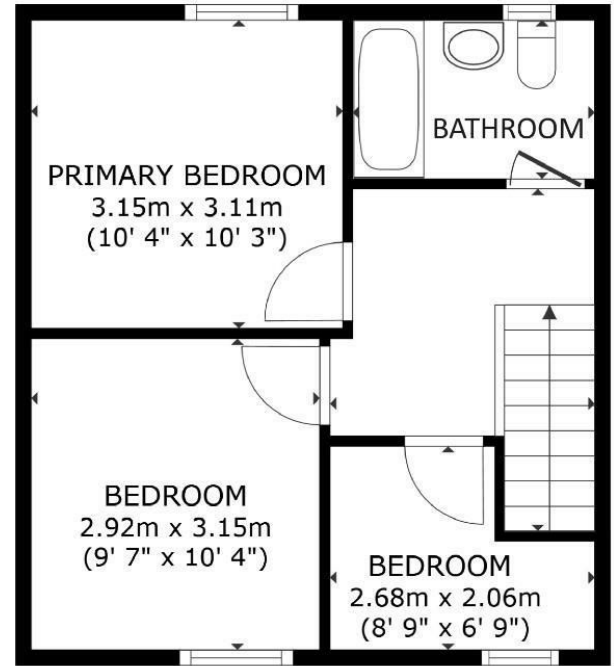


# HUNTERS®

## EXCLUSIVE



FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

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



## Intro

Nestled in the charming village of Malham, Skipton, this stone-built semi-detached family home on Finkle Street is a true gem waiting to be discovered. Boasting three good-sized bedrooms, a spacious living-dining room with dual aspect windows, and a superb fitted kitchen with modern appliances, this property offers comfort and style in abundance.

The brand new unused village home is a haven of modernity, featuring the latest insulation, double glazing, and heating systems to ensure warmth and energy efficiency all year round. The ground floor WC, front and rear entrance lobbies, and off-street parking for two vehicles add practicality to the charm of this home.

Imagine relaxing on the stone-flagged patio, enjoying the fresh air and tranquillity of village life. With easy access to the two village pubs, convenience and entertainment are just a stone's throw away. Whether you're looking for a peaceful retreat or a family-friendly environment, this property has it all.

Don't miss the opportunity to make this house your home and experience the best of village living in Malham. Book a viewing today and step into your future with this delightful property on Finkle Street.

## On-Line-Bullet-Points

- Local Occupancy Restrictions apply, please read all the details
- A superbly constructed brand new village home to rent
- 3 good sized bedrooms & smart house bathroom
- Spacious living-dining-room
- Breakfast-kitchen with fitted appliances
- Outside space and parking
- 2 minute walk to the pub and village centre
- Sorry...no pets.

This property has a YDNP 106 Local occupancy clause on it as part of the planning permission.

Based on Malhamdale, you must meet at least one of the below criteria to be able to rent this property. IF THE PROPERTY IS NOT LET AFTER 6 WEEKS WE CAN EXPAND THE QUALIFYING AREA TO INCLUDE SOME NEIGHBOURING PARISH'S. PLEASE DO REGISTER YOUR INTEREST

- Existing residents of Malhamdale 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;
- A head of household who is or whose partner is in or is taking up full-time permanent employment or self employment, within Malhamdale (or in another part of a parish split by the Malhamdale boundary). Where a person is employed in a business that operates in multiple locations, their employment activities should take place predominantly inside Malhamdale
- A household that has a child at a school within Malhamdale
- 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 Malhamdale (or in another part of a parish split by the Malhamdale boundary);
- Elderly or disabled persons requiring sheltered or otherwise more suitable accommodation who already live permanently within Malhamdale (or in another part of a parish split by the Malhamdale boundary);
- Persons having to leave tied accommodation within Malhamdale (or in another part of a parish split by the Malhamdale boundary);
- Former residents of Malhamdale (or of another part of a parish split by the Malhamdale boundary) whose case is accepted in writing by the Authority as having a need to return to Malhamdale

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