



**THE RECTORY, MAIN STREET, BURNSALL, SKIPTON, NORTH YORKSHIRE, BD23 6BP**  
£1,750 per month

**Carter Jonas**

# THE RECTORY, MAIN STREET, BURNSALL, SKIPTON, NORTH YORKSHIRE, BD23 6BP

- Available Now
- Oil Fired Central Heating
- EPC Rating E
- Council Tax Band G
- Pets Considered

## THE PROPERTY

Available now, The Rectory is a delightful four bedroomed semi-detached property, conveniently situated in the popular village of Burnsall, benefitting from an easily commutable location with a fantastic selection of amenities nearby.

Briefly the accommodation comprises a welcoming entrance hallway with tiled flooring, a spacious and naturally bright sitting room with log burning stove with marble surround, a separate dining room area, a spacious kitchen with a selection of neutral fully fitted units with large electric cooker and space for a fridge-freezer and dishwasher as required.

A separate WC and useful utility area are conveniently positioned off the hallway with plumbing in situ for a washing machine and dryer as required.

To the first floor, the primary bedroom is a spacious double with a feature fireplace for show purposes. There are two further double bedrooms and single bedroom with a family bathroom suite including a shower over the bath and separate WC off the landing.

Externally, there is ample off-street parking for a number of vehicles, a single garage which can be utilised for storage purposes and a large garden surrounding the property with established borders.

This delightful property offers spacious family living accommodation, a fantastic location and would be ideal for anyone with commuter needs.

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Located approximately 10 miles away from the popular market town of Skipton, 10 miles from Gargrave and 23 miles away from the spa town of Harrogate. The Rectory is ideally situated for someone looking to enjoy countryside living whilst benefitting from easy access to a variety of shopping, leisure and educational facilities in the local area.

There is also a good selection of public and private schools in the nearby area.

The Rectory is heated via an oil-fired central heating system.

Electricity and water are both on a mains supply.

Internet and Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Offered unfurnished.

Pets considered.

The deposit will be £2,019 (5 week's rent) at a rental value of £1,750 per calendar month.

The holding deposit will be £403 (1 week's rent) at a rental value of £1,750 per calendar month.

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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 6 months, longer terms will be considered

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Viewing Strictly by appointment only

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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Classification L2 - Business Data

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