



Sunny Bank  
Thorpe



# TO LET - Sunny Bank, Thorpe, BD23 6BJ

Available at a rent of £995.00 per calendar month.

£1,100.00 Deposit and usual references required.

A delightful detached four bedroomed character property offering generous family accommodation set in the heart of the Yorkshire Dales National Park. This charming Grade II listed house is located in the idyllic rural village of Thorpe, close to the popular market towns of Grassington and Skipton which offer a wide range of local amenities including several highly regarded schools. With extensive views of surrounding countryside, early inspection is highly recommended to fully appreciate this beautiful property and all it has to offer.

Briefly the property comprises: Living Room with open fire and original feature stone stair case; Second reception room with open fire; Modern fitted kitchen with Electric Aga; Utility/ Store room New Kitchen with Aga Oven; Utility/Store Room; Four Double Bedrooms; House Bathroom; Separate W.C; Enclosed front and rear gardens; Double Garage ; Ample off road parking and Private Driveway.

Benefitting from oil fired central heating, the property is available to let unfurnished.

EPC - Exempt



Skipton Auction Mart  
Gargrave Road  
Skipton  
North Yorkshire  
BD23 1UD  
Tel: **01756 692 900**  
**www.wbwsurveyors.co.uk**

Please note that all our tenancies require rent to be paid calendar monthly in advance. All applicants must be over 18 years of age on the date of the proposed tenancy and for each applicant, references will be required from employers, bankers and previous landlords (if applicable) together with personal references.

In order to make an application for a residential tenancy, a Holding Deposit equivalent to one weeks rent will be required. The Landlord has fifteen days to make a decision from the date the holding deposit is taken. If the tenancy does not go ahead then the money must be repaid in full within seven days of the deadline being reached.

Repayment does not need to be in full if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days.

If the tenancy does go ahead, the holding deposit must be returned within 7 days of agreement, unless it is converted into part payment of the actual deposit or used towards the initial rent payment.

Application forms can be provided at the viewing.

Details prepared: November 2022

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

**PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.

