WHITAKER CADRE LETTING SPECIALISTS







- Smart Detached Bungalow
- Two Double Bedrooms
- Sitting Room
- Dining Area
- Modern Kitchen & Bathroom
- Detached Garage
- Long Distance Views to the Front
- EPC Rating E
- Unfurnished

Hillside The Acres, Sutton In Craven, BD20 7AT

£1,095 PCM

This lovely detached bungalow was refurbished throughout in 2025 and fitted with new carpets, kitchen & bathroom at that time. The property offers two bedroomed accommodation briefly comprising a spacious hallway, sitting room, dining room, kitchen, two double bedrooms and bathroom. There is also a detached garage, driveway and garden with views across the valley. Unfurnished.







The property, with gas fired central heating, double glazing and approximate room sizes comprises...

Hallway
14'0" x 6'2"
The spacious hall has useful built in cupboards and coat hooks, radiator and coving.

Sitting Room
15'0" max into bay x 11'10"
With a wall-mounted electric fire, coving and bay window to the front providing long distance views across the valley.

Dining Room
13'6" max x 11'11" max
Having a radiator, built in cupboard with coat hooks, coving and windows to the side and rear.

Kitchen
12'6" max x 11'9" max
The bright kitchen is fitted with a range of grey base units having complementary work surfaces, tiled splash backs and stainless steel sink unit with mixer tap. Integrated electric oven with four ring gas hob and cooker hood over. There is also space for a fridge freezer and a fridge or tumble dryer plus plumbing for a washing machine and dishwasher. Radiator, coving, part glazed door to the front and windows to both side elevations and the rear.

Bedroom One
11'7" x 10'11"
A lovely double bedroom with a window to the front providing long distance views, radiator and coving.

Bedroom Two
11'11" x 9'11"
Having a radiator, coving and a window to the rear.

Bathroom
7'10" x 5'9"
Fitted with a modern white suite comprising a panelled bath with thermostatic shower over and glazed screen, pedestal basin with mixer tap and a low suite w.c. There is also a radiator, extractor fan, mirror and two windows to the rear elevation.

Driveway & Detached Garage
25'6" x 12'2"
The spacious garage is detached and located at the bottom of the driveway. The driveway provides ample off street parking for several vehicles.







Garden
There is a large open garden area to the front and side of the property, with long distance views across the valley.

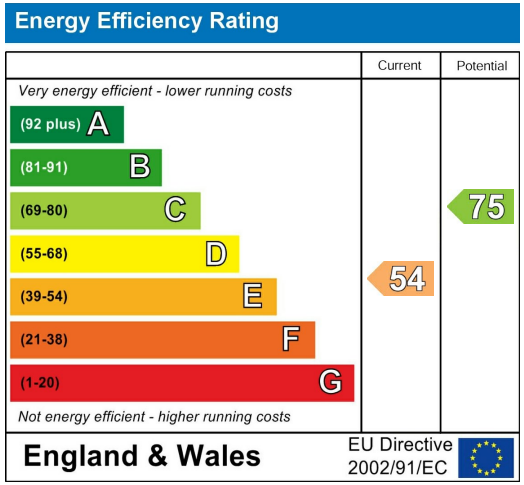
Council Tax
Craven District Council Tax Band E.

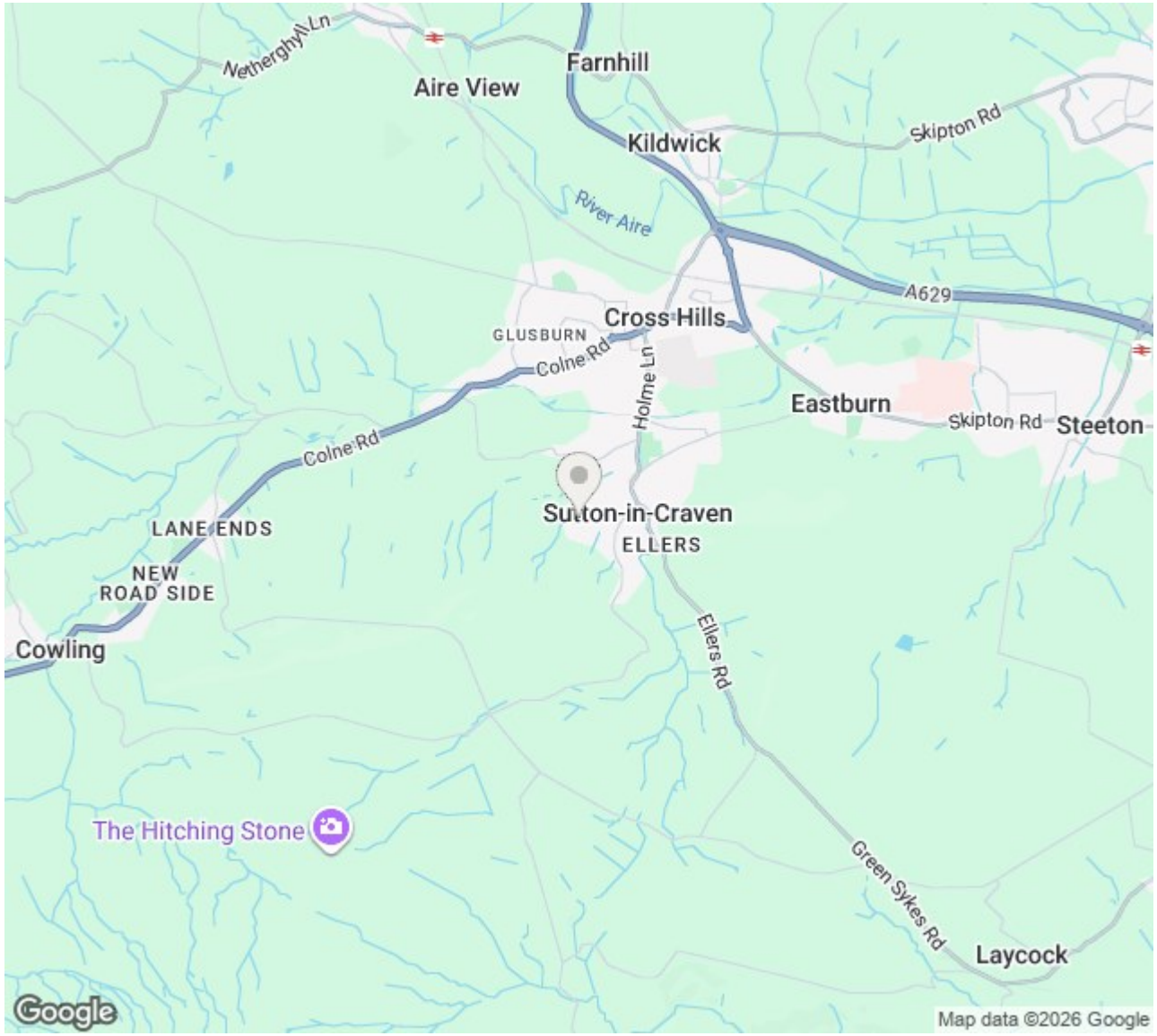
Please Note
The photographs were taken prior to the current tenancy.

Agent Notes
All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

Rental Procedure
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

Payments
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.
2. The first month's rent is payable in advance prior to the commencement of the tenancy.
3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements