



- End Terraced House
- Two Bedrooms
- Sitting Room with Woodburner
- Dining Kitchen
- Modern Bathroom
- Parking Space & Enclosed Yard to Rear
- EPC Rating: D
- Unfurnished

11 Elliott Street, Silsden, Keighley, BD20 0DE

This end terrace is located in the bustling town of Silsden with train links to Leeds and Bradford. The property offers accommodation briefly comprising a sitting room with woodburner, kitchen, two bedrooms, storage area and modern bathroom. Outside there is an enclosed yard to the rear and a parking space beyond with additional outdoor space. Unfurnished.

£695 PCM



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

GROUND FLOOR

SITTING ROOM

12'10" x 12'8"

Having a stone flagged floor, recessed fireplace with multi-fuel stove, radiator, wall lights, recessed shelving and a window to the front elevation.

KITCHEN

14'3" x 9'1"

Fitted with a range of light wood effect base and wall units having complementary work surfaces, tiled splash backs and stainless steel sink unit. Appliances comprise an integrated electric oven and gas hob with stainless steel cooker hood. There is space for a fridge freezer and a washing machine. A door leads out to the enclosed rear yard and there is also a window to the rear.

FIRST FLOOR

STORAGE AREA

5'1" x 4'1"

With light and newly fitted grey carpet.

BEDROOM ONE

11'8" x 9'10"

The master bedroom has been newly recarpeted in grey (since the photograph was taken) and has a built-in cupboard, radiator, window to the front and a walk in wardrobe area with light.

BEDROOM TWO / STUDY

7'3" x 5'11"

With newly fitted grey carpet, panelling to the lower walls, radiator, built-in cupboard and a window to the rear.

BATHROOM

10'6" x 4'9"

With a modern white suite comprising a panelled bath with shower attachment over and glass screen, low suite w.c. and pedestal wash basin. There is also a large mirror, radiator, two recessed cupboards, part tiled walls, vinyl flooring and a window to the rear elevation.





OUTSIDE

There is an enclosed courtyard to the rear with an additional area beyond the rear access track.

PARKING

There is parking for one car to the rear of the property.

PETS

Please note that this property does not accept pets.

COUNCIL TAX

Band A.

AGENTS NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. 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

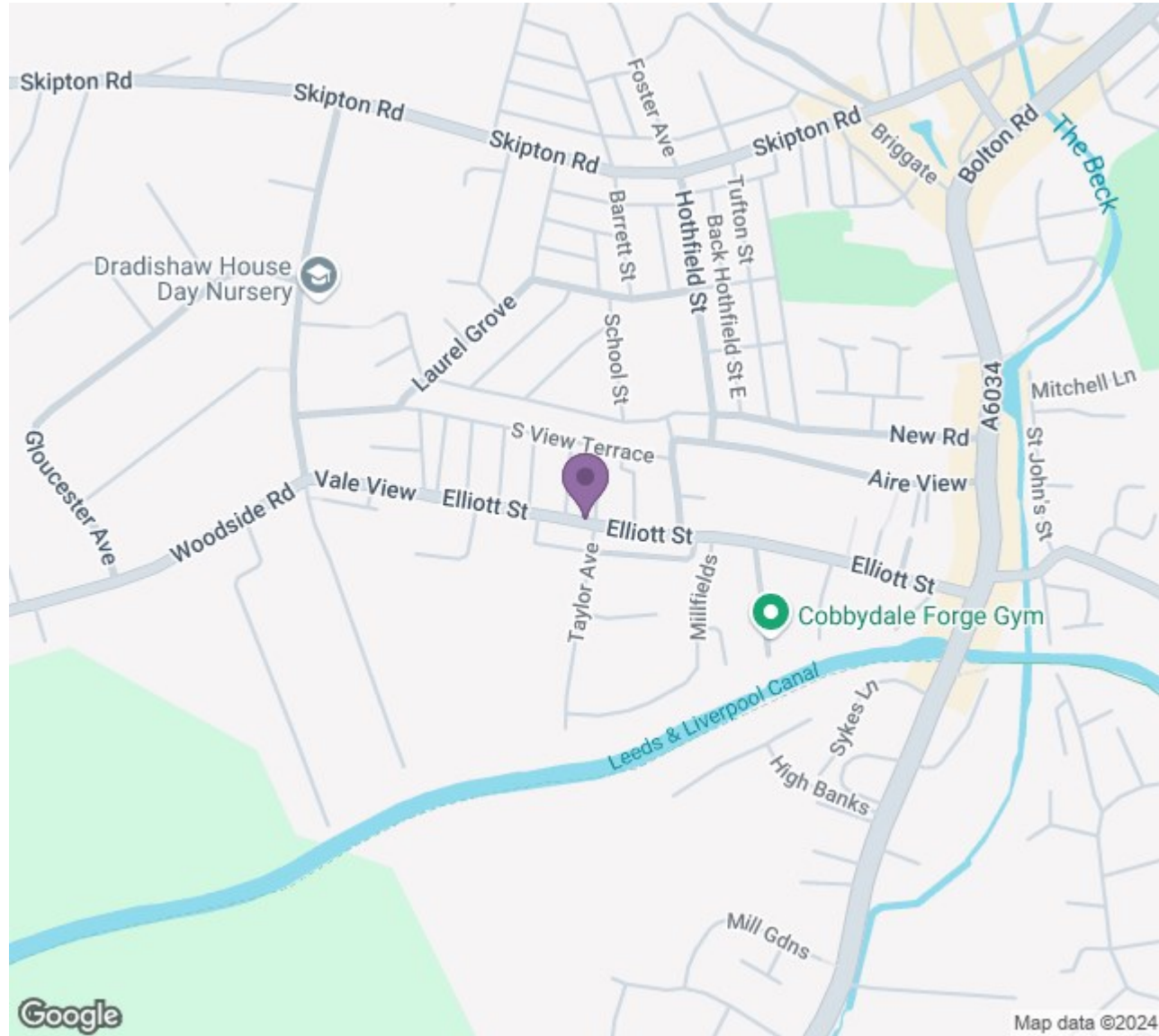
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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 and 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