



- Two Bedroom Duplex apartment
- Newly Recarpeted
- Modern Kitchen & Bathroom
- Close to Silsden town centre
- Lovely Residential Development
- Allocated Parking Space
- EPC Rating: C
- Unfurnished

## 31 Weavers Walk, Silsden, BD20 9PZ

This well presented two bedroomed, split-level, spacious apartment has been newly re-carpeted throughout and has the benefit of an allocated parking space. The property is ideally located just a short walk from the town centre amenities.



**£750 PCM**



### **Communal Entrance**

With stairs to the second floor.

### **Private Entrance Hall**

21'5 x 6'6

With electric heater, built in storage and a fitted cupboard providing additional storage.

### **Sitting Room**

15'5 x 13'

With two windows to the rear elevation, electric storage heater, tv and telephone points.

### **Kitchen**

8'11 x 6'9

Modern fitted kitchen, with base units, sink with mixer tap, electric oven, hob and extractor, wooden shelving, space for fridge/freezer and plumbing for washing machine.

### **Stairs to the Third Floor**

### **Bedroom One**

15'2 x 9'8

With window to the front elevation, electric storage heater, fitted seating area and storage/cylinder cupboard.

### **Bedroom Two**

14'3 x 8'11

With window to the front elevation and electric storage heater.

### **Bathroom**

8'6 x 5'2

With modern white suite comprising, bath with mixer shower over, pedestal basin, low flush wc, extractor fan and electric fan heater.

### **Parking**

The property benefits from an allocated parking space.

### **Council Tax**

Bradford Metropolitan District Council Tax Band B.





### Agent 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.

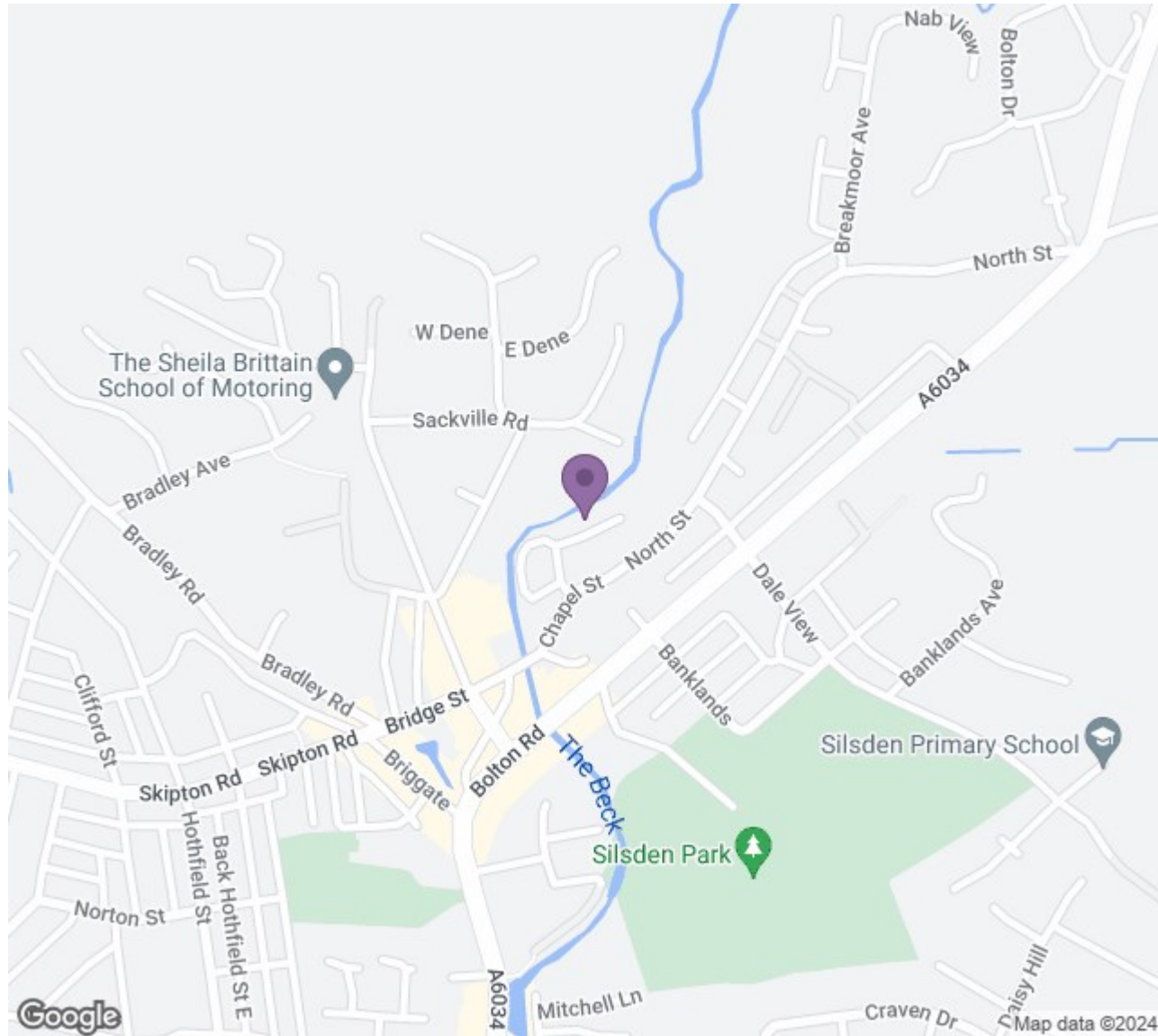
### Rental Procedure

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.





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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 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