



Grouse Close | Silsden | | BD20 0FD

£995 PCM



**WHITAKER
CADRE** LETTING
SPECIALISTS

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| BD20 0FD

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A modern town house just a short stroll from the centre of Silsden and within walking distance of Silsden and Steeton train station with direct links to Leeds and Bradford. The accommodation is arranged over three floors and briefly comprises an open plan living room and kitchen, downstairs w.c., three bedrooms, one of which has an ensuite, house bathroom, enclosed lawned garden to the rear and off street parking. Unfurnished.

- Three Bedroomed Modern Town House
- Downstairs W.C.
- Modern House Bathroom
- Off Street Parking
- Unfurnished
- Open Plan Living Room & Kitchen
- En-Suite to Master Bedroom
- Enclosed Lawned Garden to Rear
- EPC Rating: C

Open Plan Living Room

26' 9" x 13' 9" overall (7.92m 2.74m x 3.96m 2.74m overall)

Sitting Room

15' 2" x 10' 5" (4.57m 0.61m x 3.05m 1.52m)

Dining Kitchen

13' 9" x 11' 4" (3.96m 2.74m x 3.35m 1.22m)

W.C.

13' 1" x 6' 6" (3.96m 0.30m x 1.83m 1.83m)

First Floor Landing

Bedroom Two

13' 9" x 11' 4" (3.96m 2.74m x 3.35m 1.22m)

Bedroom Three

11' 10" x 7' 4" (3.35m 3.05m x 2.13m 1.22m)

House Bathroom

7' 3" max x 6' 0" (2.13m 0.91m max x 1.83m 0.00m)

Second Floor

Master Bedroom

19' 11" x 10' 7" (5.79m 3.35m x 3.05m 2.13m)

En-Suite Shower Room

9' 4" x 5' 2" (2.74m 1.22m x 1.52m 0.61m)

Garden

Parking

Council Tax

Agent Notes

Rental Procedure

Payments



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(69-80) C			
(55-68) D			
(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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