



Grouse Close | | Silsden | BD20 0FD

£995 PCM



**WHITAKER  
CADRE** LETTING  
SPECIALISTS

Grouse Close |  
Silsden | BD20 0FD  
£995 PCM

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	



**WHITAKER CADRE**  
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1 Lower Railway Road  
Ilkley  
West Yorkshire  
LS29 8FL  
01943 328343

info@whitakercadre.com  
www.whitakercadre.com