



- Modern Mid Town House
- Two Bedrooms
- Dining Kitchen
- Sitting Room
- W.C.
- Off Street Parking for Two Vehicles
- Unfurnished
- EPC Rating: C
- Available Now

31 Keighley Road, Silsden, BD20 0EH

This deceptively spacious modern stone built town house offers excellent two bedroomed accommodation, with off street parking for two vehicles to the rear. The property benefits from a ground floor w.c., modern kitchen and bathroom and is conveniently situated close to the local amenities and within walking distance of the railway station with direct links to Leeds, Bradford and Skipton. Unfurnished.

£750 PCM



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

ENTRANCE HALL

With a part glazed composite front door, central heating radiator and stairs leading up to the first floor.

SITTING ROOM

18' 6" x 11' 6"

Having a sealed unit double glazed timber window to front elevation, television and telephone points and a radiator.

SEPARATE WC

5' 8" x 2' 9"

Fitted with a low suite W.C. and pedestal wash basin. Extractor fan. Tile effect vinyl flooring.

DINING KITCHEN

15'10" x 12'9"

Fitted with a range of modern high gloss grey finish base and wall units having wood effect work surfaces and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, four ring gas hob and cooker hood over. There is also space for a fridge freezer and plumbing for a washing machine. Cupboard housing the gas boiler, inset spot lighting to ceiling, ealed unit double glazed timber window to the rear elevation and a part glazed door leading out to the rear and parking area.

FIRST FLOOR

LANDING

BATHROOM

8' 1" x 5' 11"

Fitted with a white suite comprising a panelled bath with shower over, low suite w.c. and pedestal basin. There is also a heated towel rail, inset spot lighting to ceiling and an extractor fan. Part tiled walls and tile effect vinyl flooring.

DORMER BEDROOM ONE

15' 7" x 10' 1"

With sealed unit double glazed timber window to the rear elevation, television point and radiator.

BEDROOM TWO

11' 8" + recess x 9' 4"

With two sealed unit double glazed timber windows to front elevation, television point and radiator.





OUTSIDE

Parking for two vehicles to the rear.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band B.

Agent Notes

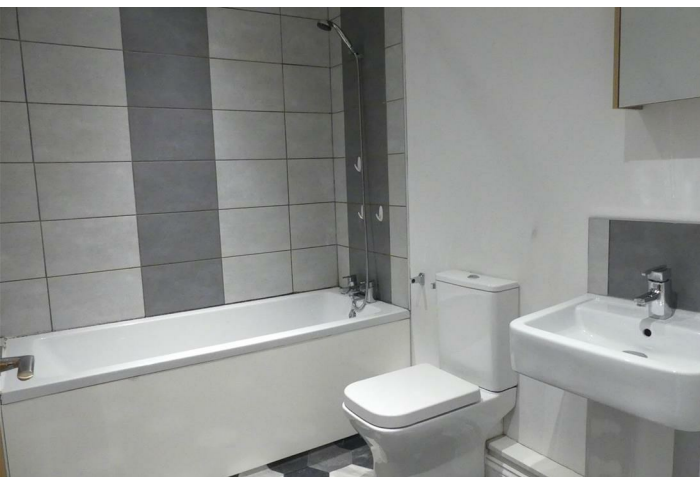
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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

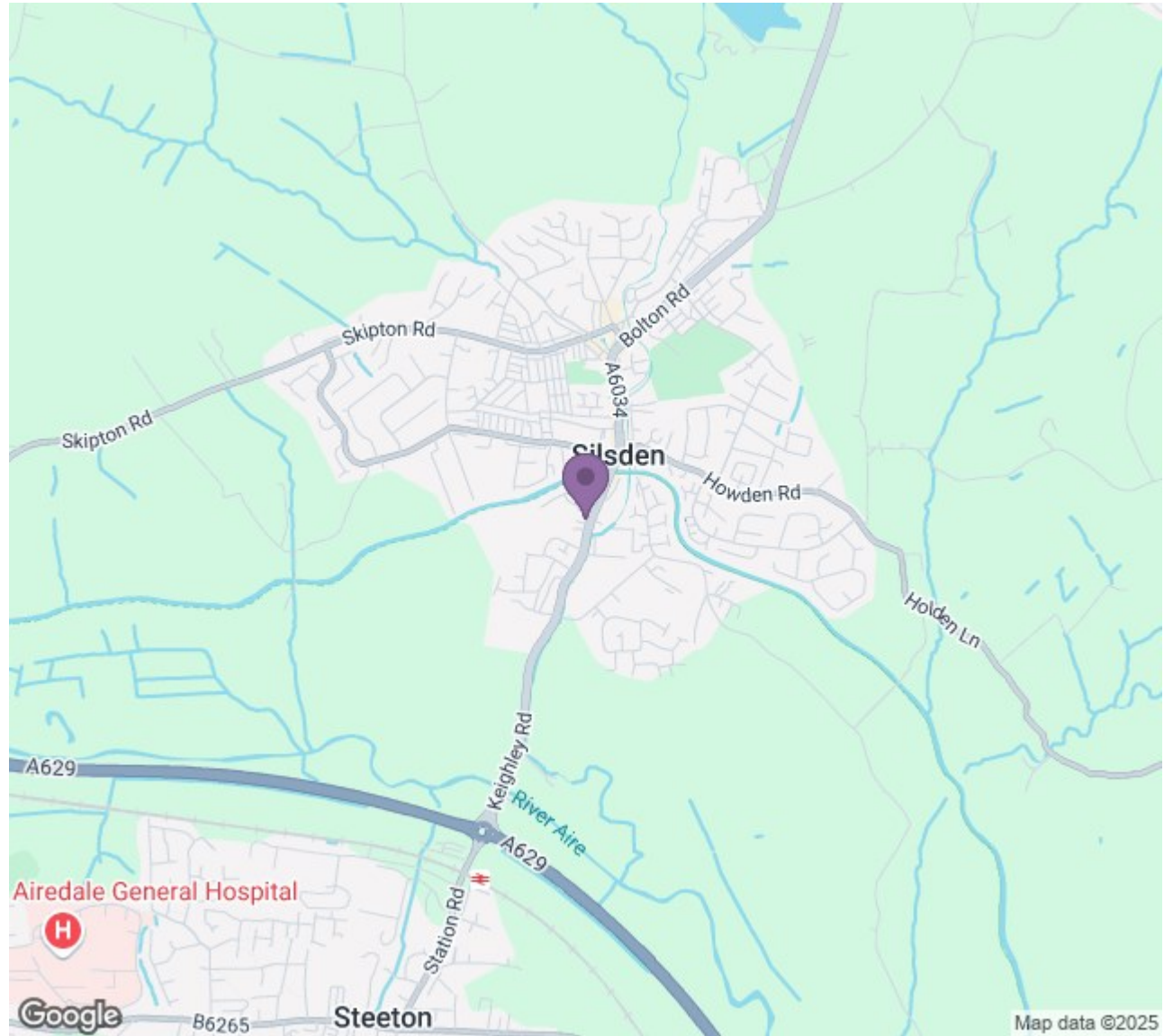
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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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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