



- Recently Renovated End Terrace
- Two Bedrooms
- Sitting Room
- Breakfast Kitchen
- Bathroom
- Available end March
- EPC Rating: C
- Unfurnished

## 44 Keighley Road, Silsden, Keighley, BD20 0EA

A recently renovated two bedroomed end terrace within walking distance of the town centre and all the local amenities. Unfurnished.



£795 PCM



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

#### **Sitting Room**

14'9" x 12'10"

Having a radiator, two alcoves and a window to the front elevation.

#### **Breakfast Kitchen**

11'9" x 8'10"

The modern fitted kitchen comprises wall and base units having complementary work surfaces and a stainless steel sink unit. Appliances comprise an integrated electric oven, ceramic hob and cooker hood. There is space for a fridge freezer and plumbing for a washing machine and the kitchen also houses the boiler. Radiator, vinyl flooring and a window to the rear elevation.

#### **Bedroom One**

12'10" max x 9'3"

Having a window to the front elevation and a radiator.

#### **Bedroom Two**

11'4" x 8'10"

Having a window to the rear elevation and a radiator.

#### **Bathroom**

9'6" x 5'2"

Fitted with a white suite comprising a panelled bath with glazed screen and electric shower over, pedestal wash basin and a low suite w.c. There is also a radiator, extractor fan and vinyl flooring.

#### **Outside**

The property has a small low walled paved area to the front.

#### **Council Tax**

Bradford Metropolitan District Council Tax Band A.





### 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

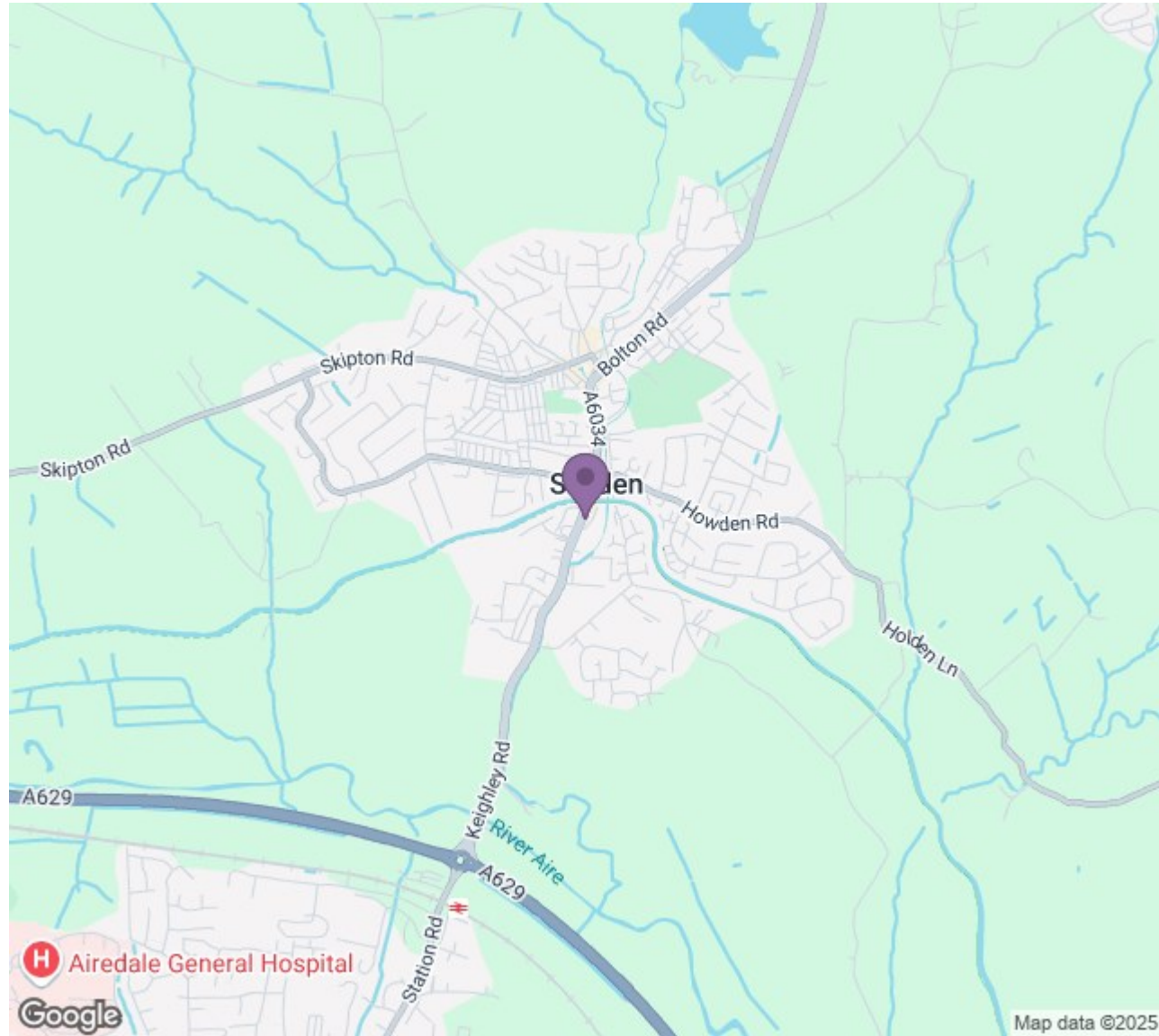
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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 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