



- End Terrace
- Sitting Room
- Kitchen
- Bathroom

## **168 Sykes Head, Oakworth, Keighley, BD22 7ES**

A very well presented two bedroomed end terrace house with sitting room, breakfast kitchen, mezzanine area, bathroom, utility room, store room, w.c. and garage, located in the popular village of Oakworth.



**£750 pcm**



## Property Description

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

### UPPER GROUND FLOOR

#### SITTING ROOM

13' 8" x 10' 5" (4.17m x 3.18m) Having an attractive fireplace with wooden surround, tiled inset and an electric fire, wood finish floor, coving and ceiling rose. There is also a useful understairs cupboard and a window to the front elevation.

#### KITCHEN

11' 0" x 7' 9" (3.35m x 2.36m) Fitted with a range of wood effect base and wall units having complementary work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise a multi function range style electric oven with six ring gas hob, cooker hood over and a fridge freezer. Wood finish floor, recessed spot lights, radiator, door and window to the rear elevation and door leading to the lower ground floor.

### FIRST FLOOR

#### BEDROOM ONE

10' 8" x 10' 6 min" (3.25m x 3.2m) With radiator and a window to the front elevation.

Stairs leading up to the mezzanine level...

#### MEZZANINE LEVEL

14' 8 max" x 10' 10 min" (4.47m x 3.3m) Having a feature exposed stone wall, radiator and a Velux window.

#### BEDROOM TWO

11' 0" x 5' 11" (3.35m x 1.8m) With radiator and window to the rear.





### **BATHROOM**

5' 11" x 7' 8" (1.8m x 2.34m) Fitted with a white suite comprising a panelled bath, shower cubicle, pedestal wash basin and a low suite w.c. Vinyl flooring, part tiled walls, recessed spotlights, wall-mounted mirror and a radiator.

### **LOWER GROUND FLOOR**

#### **UTILITY ROOM**

With plumbing for a washing machine.

#### **W.C.**

Having a low suite w.c., pedestal wash basin and radiator

#### **STORAGE AREA**

7' 3" x 5' 5" (2.21m x 1.65m) An useful storage area having a radiator.

#### **GARAGE**

13' 6" x 12' 9" (4.11m x 3.89m) The property also has a garage with a roller door to the front, light and power.

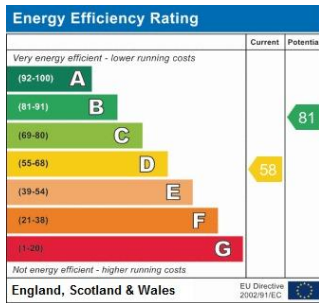
#### **DIRECTIONS**

Travelling up out of Keighley on the B6143 Oakworth Road into Oakworth you will notice on the right hand side a sign for Branshaw Golf Course and the property can be found just after this on the right.

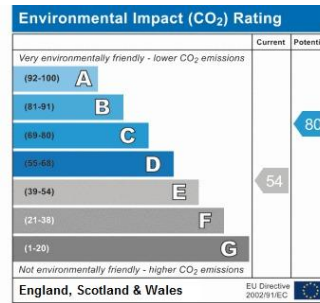
#### **COUNCIL TAX**

Band A.





Address:  
168 Sykes Head, Oakworth, Keighley, BD22 7ES



## AGENTS NOTES

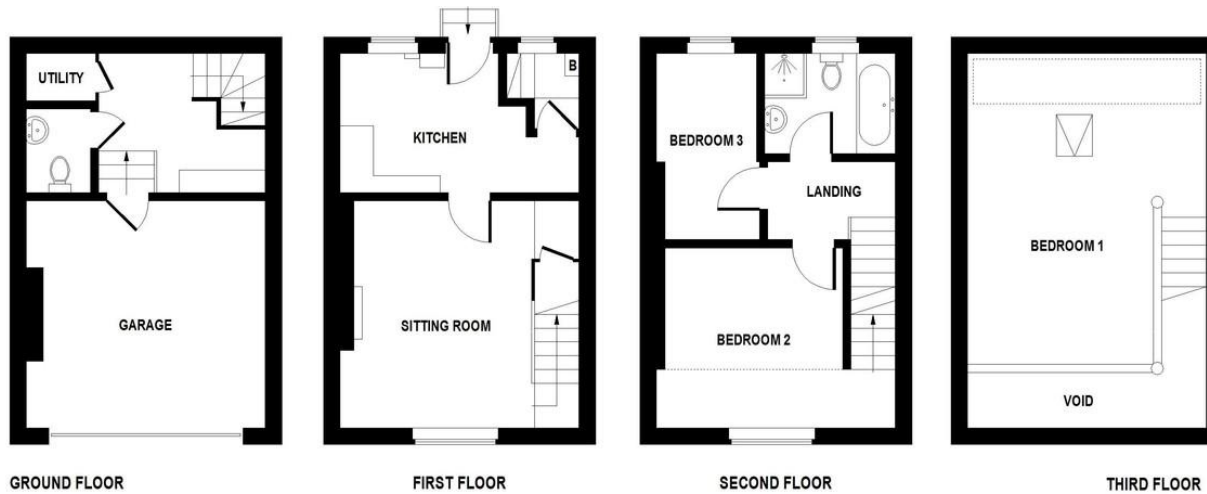
All our properties are to be let on an assured shorthold tenancy agreement for an initial six month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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



### 168 SYKES HEAD

= REDUCED HEADROOM BELOW 1.5 M / 5'0"

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID635827)

The Point, 1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

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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.