



- Modern Town House
- Two Bedrooms
- Modern Kitchen
- Sitting Room
- Two En-Suite Shower Rooms

11 David Emmott Walk, Steeton, West Yorkshire, BD20 6FP

A SMART MODERN TWO BEDROOMED TOWN HOUSE, IDEALLY LOCATED CLOSE TO AIREDALE GENERAL HOSPITAL AND WITHIN WALKING DISTANCE OF THE TRAIN STATION FOR COMMUTING TO BRADFORD AND LEEDS. UNFURNISHED. CARPETS AND CURTAINS / BLINDS. EPC RATING: B



£650 pcm



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

GROUND FLOOR

ENTRANCE HALL

With radiator, cloaks cupboard and stairs to the first floor.

KITCHEN

7' 4" x 6' 2" (2.24m x 1.88m) A super modern kitchen fitted with a range of base and wall units in white gloss finish, coordinating worktop and inset stainless steel sink. Appliances comprise an integrated high level oven and microwave, gas hob with a modern glass cooker extractor over and integrated fridge freezer. Window to the front elevation.

CLOAKROOM

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

UTILITY AREA

This area provides space and plumbing for a washing machine.

SITING ROOM

12' 8" x 12' 7" (3.86m x 3.84m) Having central heating radiator and double doors leading to enclosed garden.

FIRST FLOOR

LANDING

Having recessed cupboard housing boiler.

BEDROOM ONE

10' 11" x 9' 2" (3.33m x 2.79m) Fitted with recessed wardrobes and matching bedside cabinets, there is also a radiator and a window to the rear elevation.



EN SUITE SHOWER ROOM

Smart en-suite having a shower cubicle, low suite w.c. and wash basin.

BEDROOM TWO

9' 1" x 7' 4" (2.77m x 2.24m) With fitted recessed wardrobe and matching drawers, radiator, cupboard housing the vented cylinder and there is a window to the front elevation.

EN-SUITE SHOWER ROOM

Having a shower cubicle, low suite w.c. and wash basin.

GARDEN

There is an enclosed lawned garden with paved patio area to the rear of the property.

PARKING

There is parking for one car to the front of the property.

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.

COUNCIL TAX

Band B.

INTERESTED PARTY

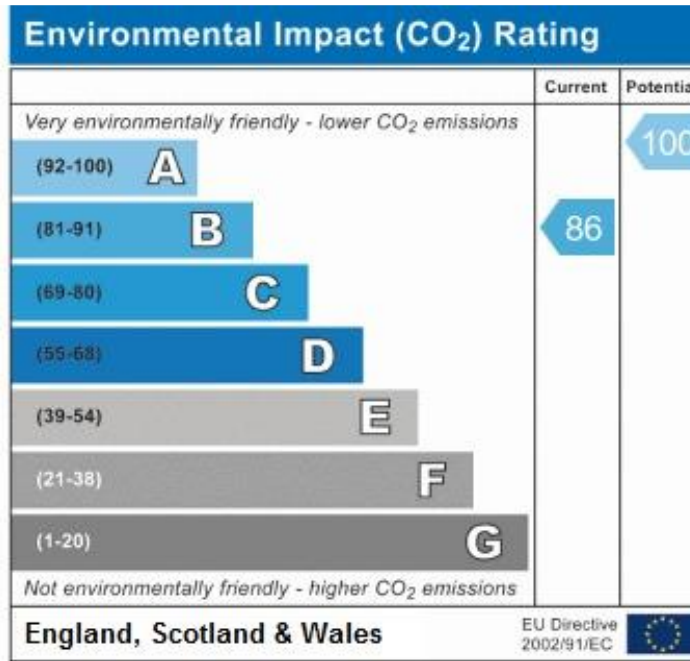
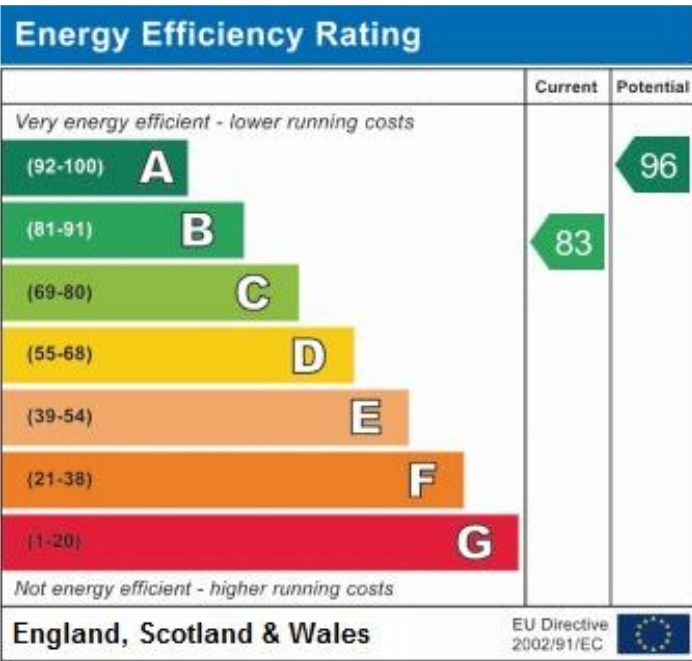
Please note that in this instance we are marketing the property on behalf of a person who works for, or has an interest in, Whitaker Cadre Limited.

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.



VIEWING ARRANGEMENTS

Strictly by appointment with Whitaker Cadre.

PLEASE NOTE

Due to restrictions on the title deeds the owner has advised that there are some restrictions these being which we need to make you aware of:

No trade business or professions shall be carried out upon the plot and the plot should not be used for any purpose other than one private dwelling unit.

No boats, trailers or caravans shall be parked or permitted or suffered to remain on the plot in advance of the building line or so as to be visible from any road on the Estate

No commercial vehicle that overall carrying capacity of which exceeds six hundred kilogrammes (600kgs) shall be parked overnight or permitted or suffered to be parked overnight on the plot or on the road adjacent to the plot or on any other roads on the Estate

Not to do or neglect to do or suffer to be done or neglected to be done on any part of the plot or any building erected thereon anything which shall be or become a nuisance annoyance damage or injury to the Transferor or to the owners lessees or occupiers of any part of the Estate which shall depreciate or tend to depreciate the value of the Estate or another part thereof

No additional buildings or erections nor make any alterations/extensions to the building thereon without written approval

18 Church Street, Ilkley, West
Yorkshire, LS29 9DS

www.whitakercadre.com
01943 328343
info@whitakercadre.com

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