



- Mid Terrace
- Three Bedrooms
- Sitting Room
- Spacious Kitchen

11 Seed Hill Terrace, Steeton, BD20 6QE

This newly redecorated terraced home is located on the outskirts of Steeton and provides accommodation providing an entrance hall, sitting room, spacious kitchen, three bedrooms, bathroom and enclosed yard to the rear. Unfurnished.
EPC Rating: D



£675 pcm



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

GROUND FLOOR

ENTRANCE HALL

14' 2" x 3' 8" (4.32m x 1.12m) With wooden flooring, radiator and coat hooks.

SITTING ROOM

13' 11" x 11' 7" (4.24m x 3.53m) With wooden flooring, feature fireplace with electric fire, radiator and window to the front elevation.

BREAKFAST KITCHEN

12' 10" x 11' 0" (3.91m x 3.35m) Fitted with a range of white base and wall units having complementary grey work surfaces, stainless steel sink unit and coloured tiled splash backs. Appliances comprise an integrated electric oven and a gas hob with cooker hood over. In addition there is plumbing for a washing machine and space for a fridge freezer. There is also a door leading out to the rear and a window to the rear elevation. Down a few steps just off the kitchen there is a small keeping cellar area.

FIRST FLOOR LANDING

A generous landing area with radiator.

BEDROOM ONE

13' 5" x 8' 8" (4.09m x 2.64m) With radiator and window to the front elevation.

BEDROOM TWO

11' 1" x 8' 10" (3.38m x 2.69m) With built-in cupboards, cupboard housing the boiler, radiator and window to the rear elevation.





BEDROOM THREE

10' 6" x 6' 8" (3.2m x 2.03m) With radiator and window to the front elevation.

BATHROOM

5' 2" x 3' 10" (1.57m x 1.17m) Fitted with a white suite comprising panelled bath with electric shower over, pedestal wash basin and low suite w.c. There is also an extractor fan, radiator and a window to the rear elevation.

OUTSIDE

The property has an enclosed yard to the rear with a stone built outhouse providing storage.

COUNCIL TAX

Band A.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:

11 Seed Hill Terrace, Steeton, Keighley, BD20 6QE

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.

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 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