



- Modern Home
- Sitting Room
- Spacious Dining Kitchen
- Downstairs Cloakrooms
- Two Double Bedrooms

### **3 Harwal Mews, Silsden, Keighley, West Yorkshire, BD20 0DE**

A well presented modern mid terraced property offering smart accommodation comprising a sitting room, spacious dining kitchen, downstairs cloakroom, two double bedrooms and bathroom and having a south facing paved garden and off street parking to the rear. Unfurnished.



**£775 pcm**



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

## GROUND FLOOR

### ENTRANCE HALL

uPVC entrance door. Stairs to the first floor.

### SITTING ROOM

12' 4" x 12' 1" (3.76m x 3.68m) Having Karndeian wood effect flooring and a window to the front elevation.

### DINING KITCHEN

15' 8" x 10' 8" (4.78m x 3.25m) Fitted with a range of base and wall units with co-ordinating granite worksurfaces, tiled splashbacks and stainless steel one and a half bowl sink with mixer tap. Appliances comprise and integrated electric oven and gas hob with extractor over. Granite breakfast bar with space beneath for an under counter fridge and under counter freezer. There is also space and plumbing for a washing machine and a cupboard houses the central heating boiler. Karndeian wood effect flooring and a window and door to the rear elevation.

### CLOAKROOM

Fitted with a low suite w.c. and pedestal wash basin. There is also a heated towel rail and extractor fan. Karndeian wood effect flooring.

## FIRST FLOOR

### LANDING

With access to the roof void.

### BEDROOM ONE

12' 6" plus recess" x 11' 2" (3.81m x 3.4m) A good sized double bedroom having two windows to the front elevation and a bulk head storage cupboard.







### **BEDROOM TWO**

11' 7" x 8' 2" (3.53m x 2.49m) A double bedroom having a window to the rear elevation.

### **BATHROOM**

7' 2" x 6' 1" (2.18m x 1.85m) Fitted with a white suite comprising a wall-mounted wash basin with mixer tap, low suite w.c. and panelled bath with shower over. There is also a heated towel rail, extractor fan and shaver point. Recessed spotlights, part tiled walls and a window to the rear elevation.

### **OUTSIDE**

To the front of the property there is an attractive dry stone wall, paved path and border, whilst to the rear there is an enclosed south-facing patio garden with outside tap, lights and power point.

### **PARKING**

There is allocated off road parking beyond the patio garden.

### **COUNCIL TAX**


Band C.

### **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.



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		97
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.

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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