



- Well Presented Mid Terrace
- Spacious Sitting Room
- Modern Fitted Kitchen
- Two Bedrooms

## **21 Daisy Hill, Silsden, BD20 0HN**

A well presented two bedroomed mid terraced house with a modern kitchen and bathroom, off street parking to the front and a paved yard to the rear. Unfurnished.



**£650 pcm**



## Property Description

### SITTING ROOM

14' 11 max (into recess)" x 13' 11" (4.55m x 4.24m) A lovely light and airy room having a large window to the front and radiator.

### KITCHEN

9' 4" x 6' 6" (2.84m x 1.98m) Fitted with a range of wall and base units in white with coordinating wood effect worktops and an inset stainless steel sink with mixer tap. Appliances comprise an integrated electric oven, ceramic hob having brushed steel splash back and cooker extractor over. There is a window to the rear and a door leading out to the rear yard. Recessed spotlights and a radiator. The kitchen also houses the gas fired boiler.

Located off the kitchen there is a utility room / pantry with plumbing for a washing machine.

### STAIRS AND FIRST FLOOR LANDING

To the stairs there is a window providing an outlook to the rear elevation.

### FRONT BEDROOM

14' 11 max" x 10' 10" (4.55m x 3.3m) A generous light and airy double room with two windows to the front elevation and a radiator.

### REAR BEDROOM

9' 10" x 6' 8 (+door recess)" (3m x 2.03m) A single bedroom with window looking over the rear elevation, radiator and small recessed shelving.





### **BATHROOM**

7' 0" x 4' 11 (+ recess)" (2.13m x 1.5m) The modern bathroom is fitted with three piece bathroom suite in white comprising a panelled bath with shower attachment over, vanity washbasin and low suite w.c. There is also a heated towel rail, recessed spotlights, an extractor fan, vinyl flooring and part tiled walls.

### **OUTSIDE**

There is a paved yard to the rear.

### **PARKING**

Off-street parking to the front of the property.

### **AGENTS NOTES**

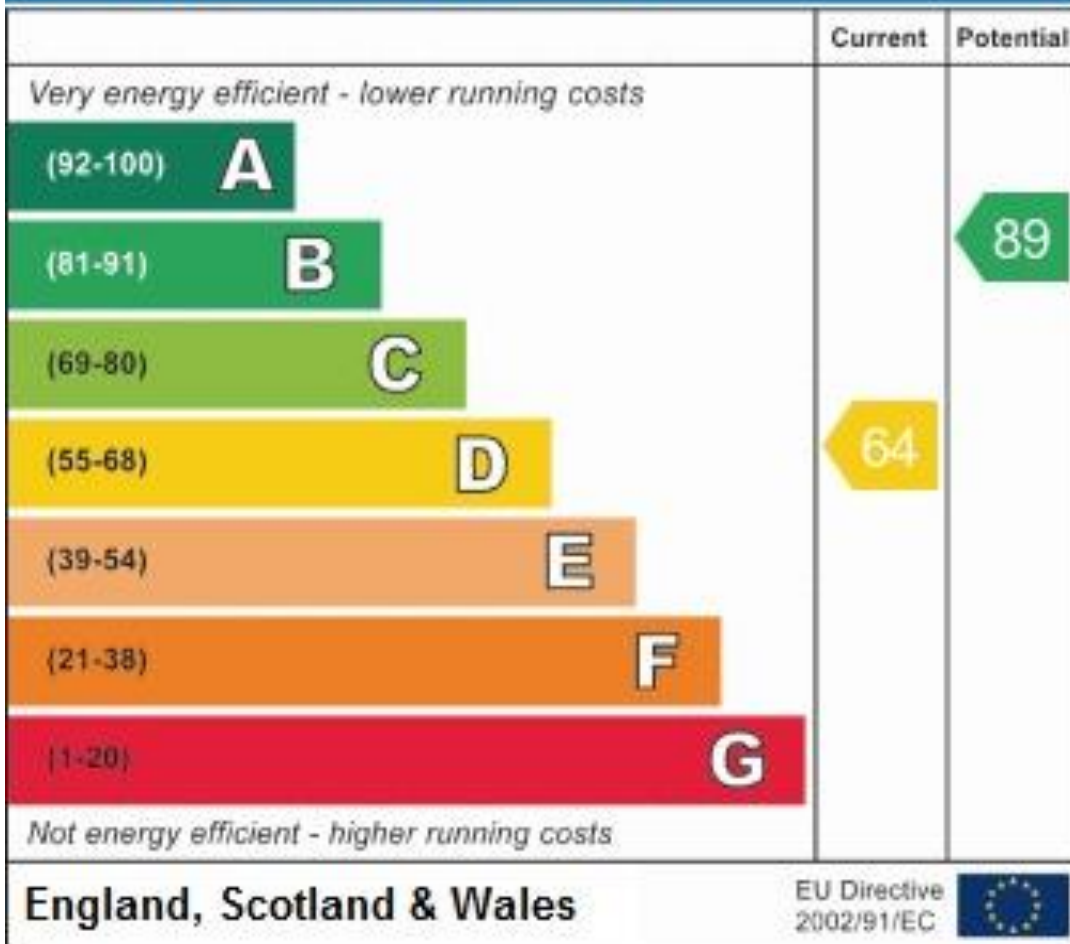
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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



# Energy Efficiency Rating



Address:

21 Daisy Hill, Silsden, BD20 0HN

## 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