



- Newly Redecorated Throughout
- Newly Fitted Kitchen
- Sitting Room with Open Fire
- Two Bedrooms

27 Elliott Street, Silsden, Keighley, BD20 0DE

This smartly presented mid terraced house has been redecorated throughout and offers accommodation briefly comprising a sitting room with open fire, newly fitted kitchen, small keeping cellar, two bedrooms and bathroom. There is an enclosed yard with outhouse to the rear, and access to the rear of the property to park one car with additional on street parking available at the front. Unfurnished. EPC Rating: D



£595 pcm



This newly refurbished property, with double glazing, gas fired central heating and approximate room sizes, comprises...

SITTING ROOM

13' 2" x 13' 1" (4.01m x 3.99m) Having a fireplace with tiled hearth and open fire, new carpet, useful fitted storage cupboards, picture rail, radiator and window to the front elevation.

KITCHEN

8' 10" x 7' 10" (2.69m x 2.39m) The newly fitted kitchen has a range of base and wall units having wood effect work surfaces, tiled splashbacks and a stainless steel sink unit. Appliances comprise an integrated electric oven and halogen hob with cooker hood. There is also plumbing for a washing machine, radiator, window to the rear and a door leading out to the rear yard.

KEEPING CELLAR

With light and power.

FIRST FLOOR LANDING

With a radiator and window to the rear elevation. There is also a storage cupboard on the landing.

BEDROOM ONE

13' 10" x 11' 10" (4.22m x 3.61m) Having a radiator, new carpet and window to the front elevation.

BEDROOM TWO

10' 3" x 7' 6" (3.12m x 2.29m) With a radiator, new carpet, cupboard housing the boiler and a window to the rear elevation.





BATHROOM

5' 10" x 4' 6" (1.78m x 1.37m) Fitted with a white suite comprising a panelled bath with thermostatic shower over, wash basin and low suite w.c. Wood effect laminate flooring, fully tiled walls and a window to the rear elevation.

OUTSIDE

There is an enclosed yard to the rear which has a recently re-roofed outhouse with light and power.

PARKING

The property has one off street parking space to the rear and there is additional on street parking available at the front.

COUNCIL TAX

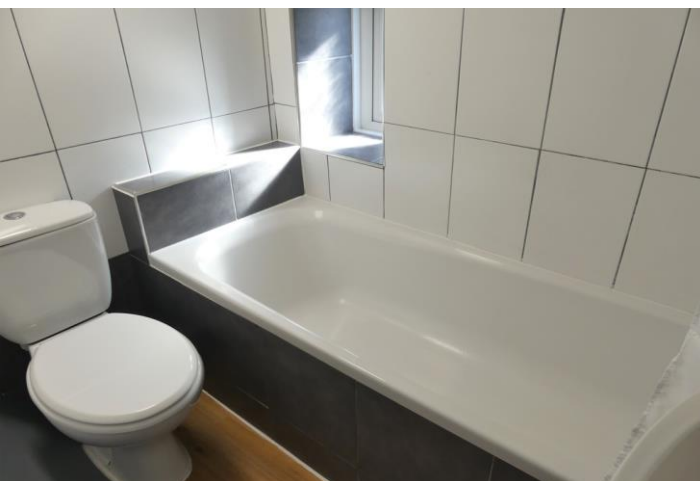
Band A.

PETS


Please note that this property does not accept pets.

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) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(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	

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