



- End Terraced House
- Two Bedrooms
- Sitting Room with Stove
- Dining Kitchen

## **11 Elliott Street, Silsden, Keighley, BD20 0DE**

This end terrace is located in the bustling town of Silsden with train links to Leeds and Bradford. The property offers accommodation briefly comprising a sitting room with stove, kitchen, two bedrooms, storage area and a newly fitted bathroom. Outside there is an enclosed yard to the rear and a parking space beyond with additional outdoor space. Unfurnished.

**£650 pcm**





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

## GROUND FLOOR

### SITTING ROOM

12' 10" x 12' 8 + recess" (3.91m x 3.86m) Having a stone flagged floor, recessed fireplace with multi-fuel stove, radiator, wall lights, recessed shelving and a window to the front elevation.

### KITCHEN

14' 3 max" x 9' 1 max" (4.34m x 2.77m) Fitted with a range of light wood effect base and wall units having complementary work surfaces, tiled splash backs and a stainless steel sink unit. Appliances comprise an integrated electric oven and gas hob with stainless steel cooker hood. There is space for a fridge freezer and a washing machine. A door leads out to the enclosed rear yard and there is also a window to the rear.

## FIRST FLOOR

### STORAGE AREA

5' 1" x 4' 1" (1.55m x 1.24m) With light.

### BEDROOM ONE

11' 8" x 9' 10 max" (3.56m x 3m) The master bedroom has a built-in cupboard, radiator, window to the front and a walk in wardrobe area with light.

### BEDROOM TWO / STUDY

7' 3" x 5' 11" (2.21m x 1.8m) With panelling to the lower walls, radiator, built-in cupboard and a window to the rear.





### **BATHROOM**

10' 6" x 4' 9 max" (3.2m x 1.45m) With a newly fitted white suite comprising a panelled bath with shower attachment over and glass screen, low suite w.c. and pedestal wash basin. There is also a large mirror, radiator, two recessed cupboards, part tiled walls, vinyl flooring and a window to the rear elevation.

### **OUTSIDE**

There is an enclosed courtyard to the rear with an additional area beyond the rear access track.

### **PARKING**

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

### **COUNCIL TAX**

Band A.

### **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



## Awaiting Energy Performance Certificate

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

