



- First Floor Apartment
- Two Bedrooms
- Well-Proportioned Sitting Room
- Kitchen

2 Bobbin Mill Court, Steeton, Keighley, BD20 6PU

A spacious two bedroomed first floor flat with private entrance, off-street parking space and well-maintained communal gardens with seating. Conveniently located within walking distance of the train station with direct links to Leeds and Bradford. Unfurnished.



£595 pcm



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

GROUND FLOOR

PRIVATE ENTRANCE

With a window to the side elevation and stairs to the first floor.

FIRST FLOOR

HALLWAY

18' 3" x 5' 1 max" (5.56m x 1.55m) Having a window to the side elevation, cupboard housing the boiler and a large cloaks cupboard.

SITTING ROOM

14' 1" x 12' 10" (4.29m x 3.91m) A well-proportioned light living room having windows to both the front and rear elevations. There are television and telephone points, wall lights and a radiator.

KITCHEN

8' 5" x 7' 10" (2.57m x 2.39m) The kitchen is fitted with a range of base and wall units having wood effect laminated work surfaces, tiled splash backs and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, four ring electric hob and a cooker hood and there is plumbing for a washing machine. There is also a radiator and a window to the front elevation.

BEDROOM ONE

12' 3" x 11' 7" (3.73m x 3.53m) Having wall lights, television and telephone points, radiator and window to the side elevation.





BEDROOM TWO

11' 7" x 7' 3" (3.53m x 2.21m) With radiator and a window to the side elevation.

BATHROOM

8' 5" x 6' 4" (2.57m x 1.93m) Fitted with a cream suite comprising a panelled bath with electric shower over and a glass shower screen, low suite w.c. and a pedestal basin. There is also a shaver point, extractor fan and radiator. Vinyl flooring, part tiled walls and a window to the front elevation.

PARKING

The property has a tarmac off street parking space to the front.

OUTSIDE

There are well-maintained communal gardens to the rear.

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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(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	

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

www.whitakercadre.com
01943 328343
info@whitakercadre.com

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