



- Smartly Presented Terrace
- Sitting Room
- Dining Area with Multi-Fuel Stove
- Kitchen
- Two Bedrooms
- Modern Bathroom
- Enclosed Courtyard Garden
- Off Street Parking
- EPC Rating: D
- Unfurnished

4 Vale View, Silsden, BD20 0BG

This well presented two bed roomed house is located within walking distance of the many local amenities, and benefits from an open plan dining kitchen, off street parking to the front and an enclosed courtyard garden to the rear. Unfurnished. EPC Rating D,

£695 PCM



SITTING ROOM

11'11" x 10'8"

Having an electric fire set in an attractive surround with wooden mantelpiece, ceiling rose, coving, radiator and a lovely large window to the front elevation.

DINING AREA

14'4" x 11'2"

With a multi-fuel stove, two radiators, wooden flooring and stairs to the first floor. There is also a useful recessed cupboard.

KITCHEN

10'3" x 8'8"

The kitchen is fitted with a range of light wood effect base and wall units having complementary laminated work surfaces, tiled splashbacks and a stainless steel sink unit with mixer tap. There is an electric cooker with four ring electric hob and cooker hood, space and plumbing for a washing machine and space for a fridge freezer. Two windows overlook the courtyard garden and there is also a Velux window.

FIRST FLOOR

BEDROOM ONE

13'2" x 10'9"

A spacious double bedroom with coving, radiator and a window to the front elevation.

BEDROOM TWO

11'8" x 7'8"

A good sized bedroom with a useful recessed wardrobe and cupboards, radiator and a window to the rear elevation.

BATHROOM

8'10" x 4'11"

Lovely modern bathroom fitted with a white suite comprising a panelled bath with shower attachment over, pedestal wash basin and low suite w.c. There is also a mirror fronted cabinet, radiator and a window to the rear elevation. Vinyl flooring and fully tiled walls.

OUTSIDE

GARDEN

There is an enclosed courtyard garden to the rear of the property with a gate to an access path beyond. There is also a small paved seating area to the front of the house.





PARKING

There is off street parking on a driveway to the front.

COUNCIL TAX

Band B.

PLEASE NOTE

This property does not accept pets.

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

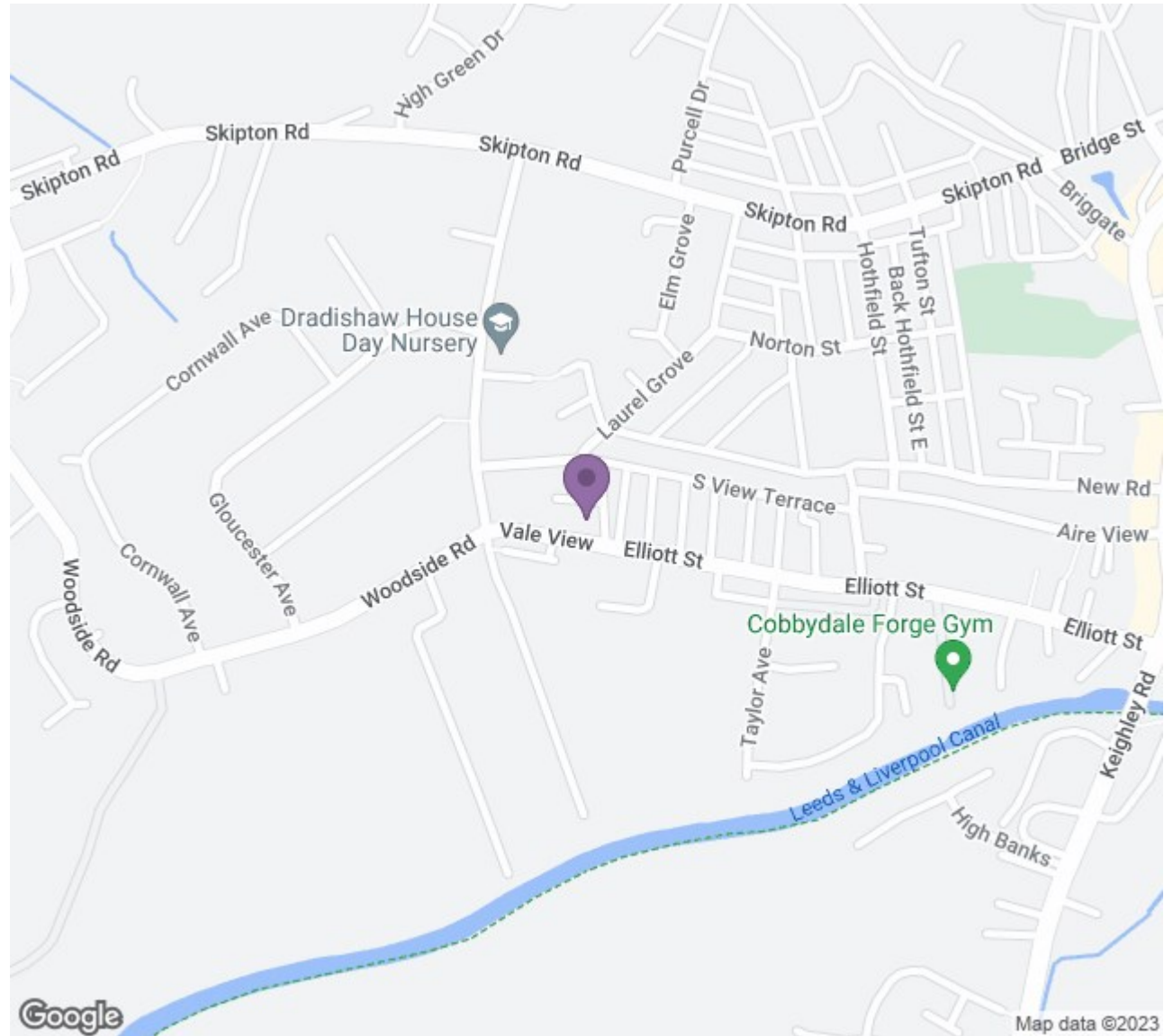
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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 and 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