



- Mid Terraced House
- Spacious Double Bedroom
- Bright Modern Dining Kitchen
- Bathroom with Four Piece Suite
- Attic Hobby Room / Office
- Enclosed Rear Yard
- EPC Rating: D
- Available Early December

## 19 Seed Hill Terrace, Steeton, Keighley, BD20 6QE

This well-presented mid terraced house has a bright spacious dining kitchen, sitting room, double bedroom, bathroom with separate shower, attic hobby room / office and elevated rural views to the rear. There is also a paved yard to the rear with an outhouse. Unfurnished.

**£625 PCM**





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

## GROUND FLOOR

### SITTING ROOM

14'9" x 14'5"

Having a large window to the front elevation, two radiators, television and telephone points, useful coat hooks and stairs leading to the first floor.

### DINING KITCHEN

14'4" x 10'3"

The light and bright kitchen is fitted with a range of base and wall units having complementary work surfaces and sink unit. Appliances comprise an integrated electric oven and microwave, ceramic five ring hob with cooker hood, fridge freezer and dishwasher. There is also plumbing for a washing machine. Tiled floor, recessed spotlights, two windows and a door leading out to an enclosed rear yard.

## FIRST FLOOR

### BEDROOM

14'1" x 10'2"

Having two mirrored recessed wardrobes and an additional walk in wardrobe with curtain frontage, radiator and a window to the front elevation.

### BATHROOM

10'10" x 9'4"

Fitted with a modern white suite comprising a panelled bath, separate shower enclosure, vanity unit with oval wash basin and low suite w.c. There is also a heated towel rail, extractor fan and light with shaver point. Tiled floor and a window to the rear elevation.

## SECOND FLOOR

### HOBBIES ROOM / OFFICE

15'10" x 14'6"

Ideally suited as a home office or snug the attic room has under eaves storage, radiator and 2 skylights with blinds.

### OUTSIDE

There is an enclosed walled yard with two outhouses and a gate to the rear.







## COUNCIL TAX

Bradford Metropolitan District Council Band A.

## AGENTS NOTES

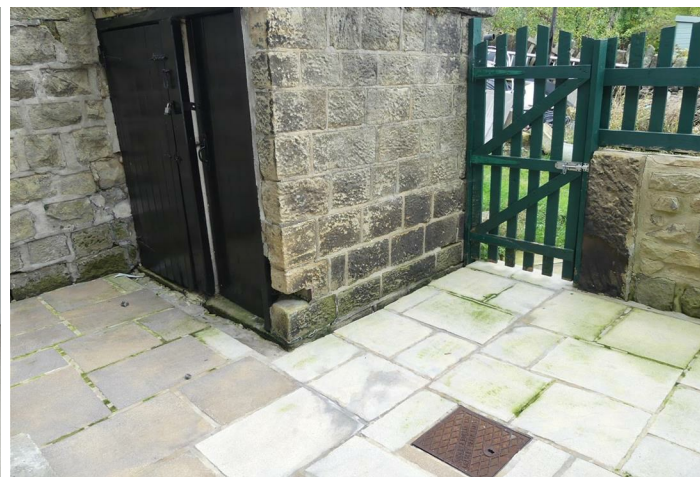
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

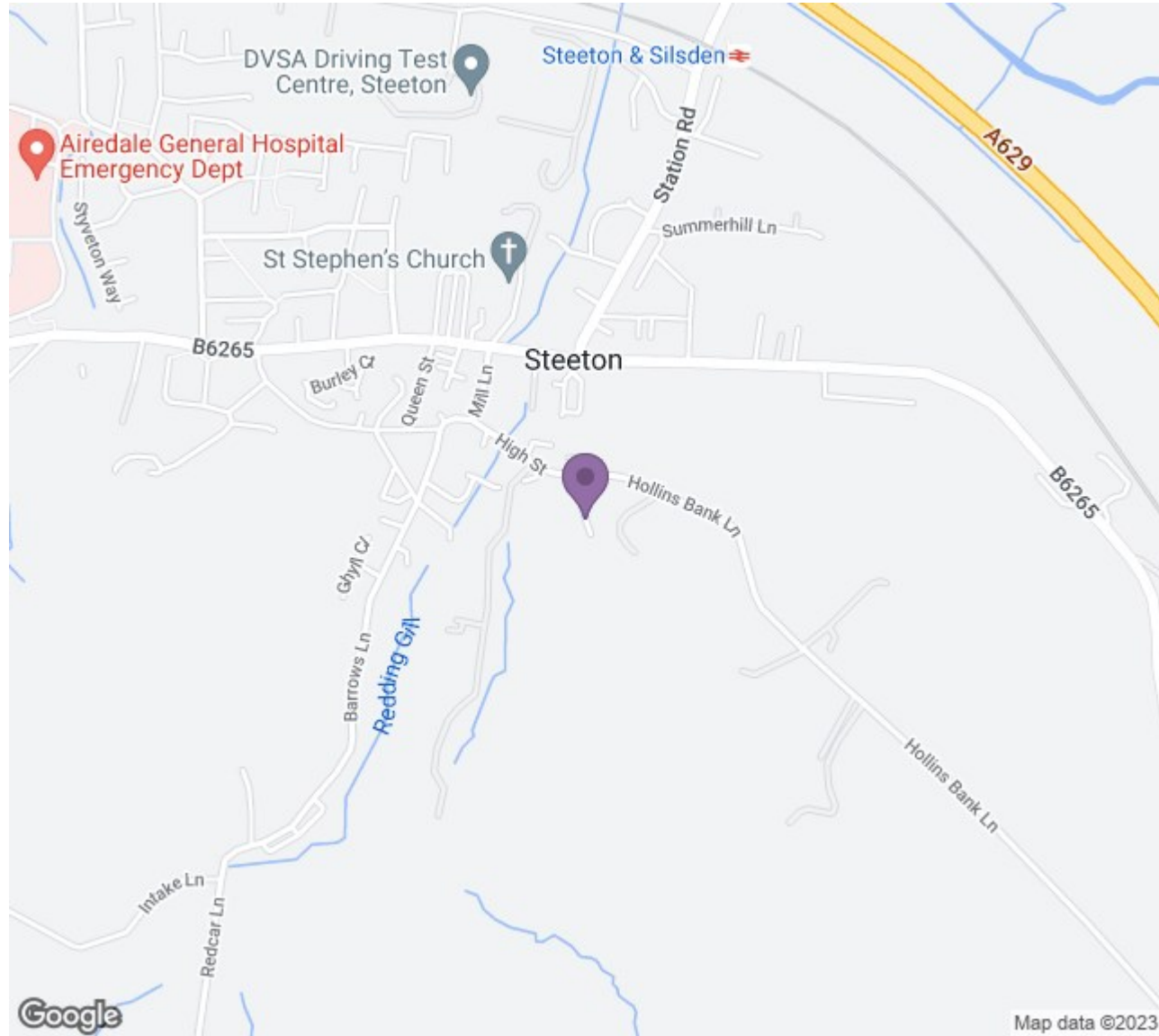
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and 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) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 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