



- Stone Built Terrace
- Three Bedrooms
- Sitting Room with Open Fire
- Breakfast Kitchen & Utility Room
- Bathroom & Separate W.C.
- Enclosed Paved Yard to Rear
- EPC Rating: D
- Available Late October
- Unfurnished

## 56 Bolton Road, Silsden, Keighley, BD20 0JY

**£995 PCM**

A substantial three bedroomed stone built terraced house located close to the heart of Silsden. The property provides accommodation arranged over three floors, with an enclosed paved courtyard to the rear. Unfurnished.



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

#### GROUND FLOOR

##### ENTRANCE HALL

17'5" x 3'4"

With attractive wood flooring, coving, radiator and telephone point.

##### SITTING ROOM

13'2" x 11'3"

Having an open fire with tiled hearth and patterned tiled slips, television point, radiator, coving and a window to the front elevation.

##### DINING KITCHEN

13'11" x 13'5"

Fitted with a range of wooden base & wall units having wooden worktops with tiled splashbacks and a Belfast sink with mixer tap. Appliances comprise an integrated electric oven, gas hob with cooker hood over and an integrated under counter fridge with ice box. There are also two radiators, coving, terracotta tiled flooring and a window to the rear elevation. Just off the kitchen is a pantry with shelving.

##### UTILITY ROOM / REAR ENTRANCE

8'1" x 6'0"

Having a white base unit and sink with mixer tap and tiled splashback, plumbing for a washing machine, boiler, ceiling coving, vinyl flooring and a window to the rear elevation.

##### FIRST FLOOR LANDING / STUDY AREA

The spacious first floor landing has a radiator, newly fitted carpet and a window to the rear elevation.

##### W.C.

3'11" x 3'6"

Fitted with a low suite w.c. and having wood effect laminate flooring and a window to the rear elevation.

##### BEDROOM ONE

13'11" x 9'4"

With fitted carpet, coving and small ceiling rose, radiator and a window to the rear elevation.

##### BEDROOM TWO

13'2" x 10'7"

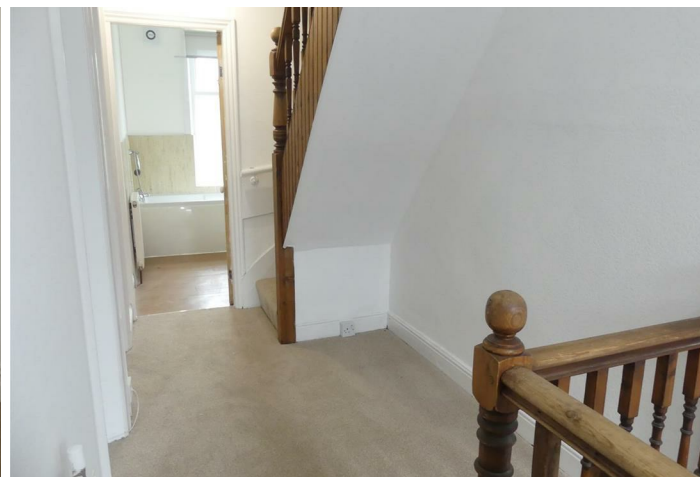
With fitted carpet, coving and small ceiling rose, radiator and window to the front elevation.

##### BATHROOM

8'3" x 5'4"

Fitted with a white suite comprising a panelled bath with handheld shower attachment, pedestal basin and shower cubicle. Wood effect laminate flooring, radiator, extractor fan and window to the front elevation.

#### SECOND FLOOR





### ATTIC BEDROOM

19'0" x 11'10"

Having fitted carpet, radiator, decorative cast iron fireplace, two small built in shelving units and Velux window to the rear elevation.

### OUTSIDE

There is a garden area to the front and an enclosed paved yard to the rear.

### PLEASE NOTE

Please note that this property does not accept pets.

### COUNCIL TAX

Bradford Metropolitan District Council Tax Band B.

### 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

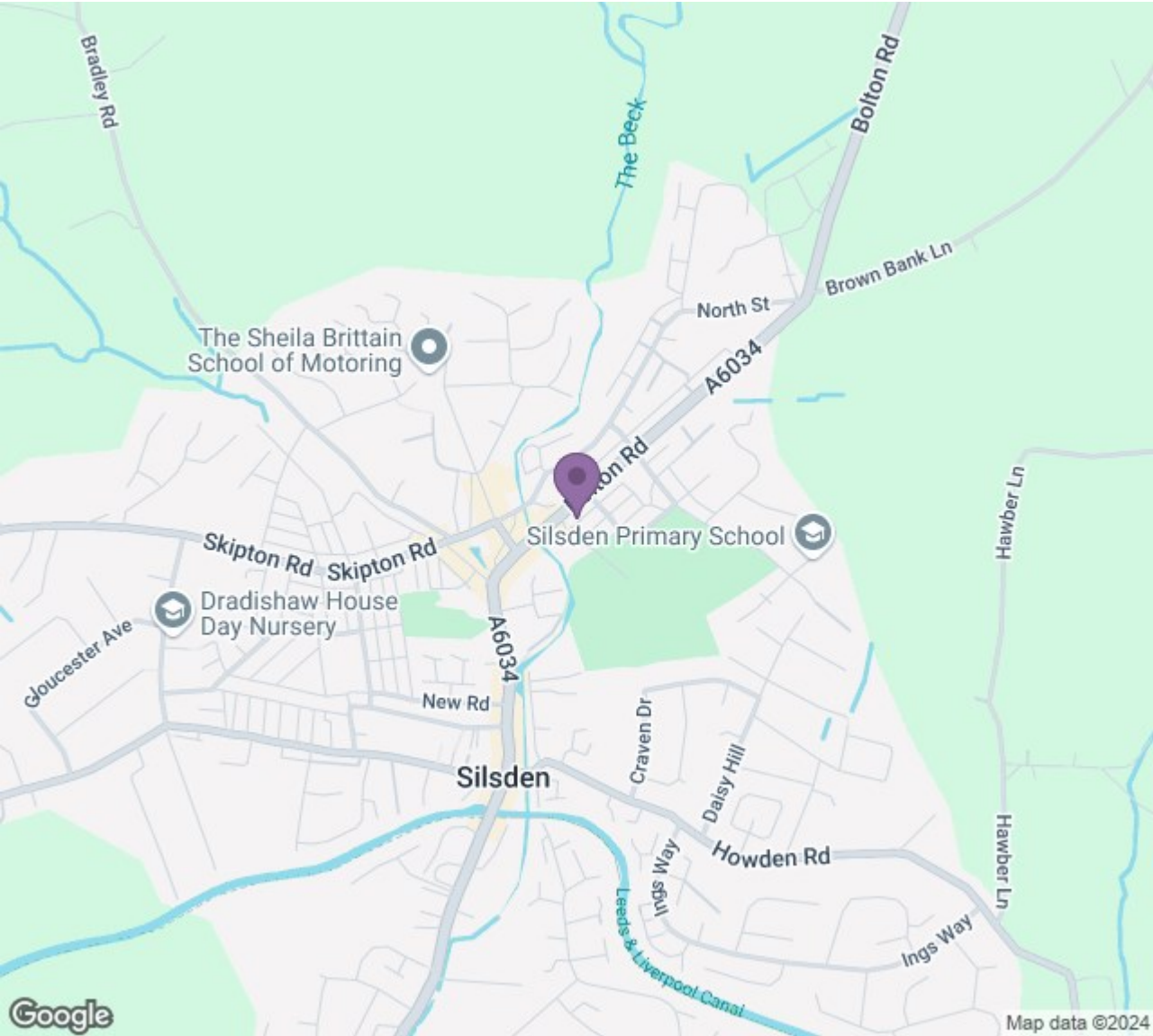
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>57</b> | <b>82</b>                                                                         |
| (81-91) <b>B</b>                            |           |                                                                                   |
| (69-80) <b>C</b>                            |           |                                                                                   |
| (55-68) <b>D</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<br>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 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