



- Mid Terraced House
- Two Bedrooms
- Sitting Room
- Kitchen
- Bathroom with Separate WC
- Enclosed Yard to Rear
- Central Location
- EPC Rating D
- Unfurnished

6 King Street, Silsden, BD20 0DR

A stone built two bedroomed mid terrace in the heart of the popular bustling town of Silsden. The property offers accommodation briefly comprising an entrance vestibule, sitting room, kitchen, bathroom, separate w.c. and two bedrooms. Low maintenance paved garden to the front and enclosed yard to the rear. Unfurnished.

£750 PCM



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

Entrance Vestibule

With part glazed door leading into:

Sitting Room

15'0" x 12'11"

Having a decorative feature fireplace with marble hearth, arched recesses with wall lights, radiator, laminate flooring and window to front.

Inner Hall

With stairs leading to first floor and including cloaks hanging space and radiator.

Kitchen

9'2 x 8'10"

Fitted with a range of cream base and wall units having contrasting granite effect work tops and stainless steel sink with mixer tap. Appliances comprise a free-standing oven with gas hob and cooker hood over, fridge freezer and washing machine. Tiled floor, radiator, window to the rear elevation and a door leading out to the rear yard.

Understairs Store

Accessed via the Inner Hall and two steps down. Wall mounted combination boiler, stone shelf and fuse box.

First Floor Landing

With telephone point and window.

Bedroom One

12'11" x 9'7"

With built in wardrobe, radiator, telephone point and window to the front elevation.

Bedroom Two

9'4" x 8'10"

With radiator and window to the rear elevation.

Bathroom

Fitted with a white suite comprising panelled bath with thermostatic shower over and pedestal wash basin. Tiled floor and part tiled walls, extractor fan, radiator and window to the front elevation.

Separate W.C.

Accessed via steps up from landing and including white low suite w.c, wall hung basin and radiator, wall light / shaver point and a window.





Outside

To the front of the property there is a low maintenance paved garden whilst to the rear there is an enclosed yard with gates to the rear which can be used as off road parking.

Council Tax

Bradford Metropolitan District Council Tax Band A

Please Note

The photographs were taken prior to the current tenancy.

Agent 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

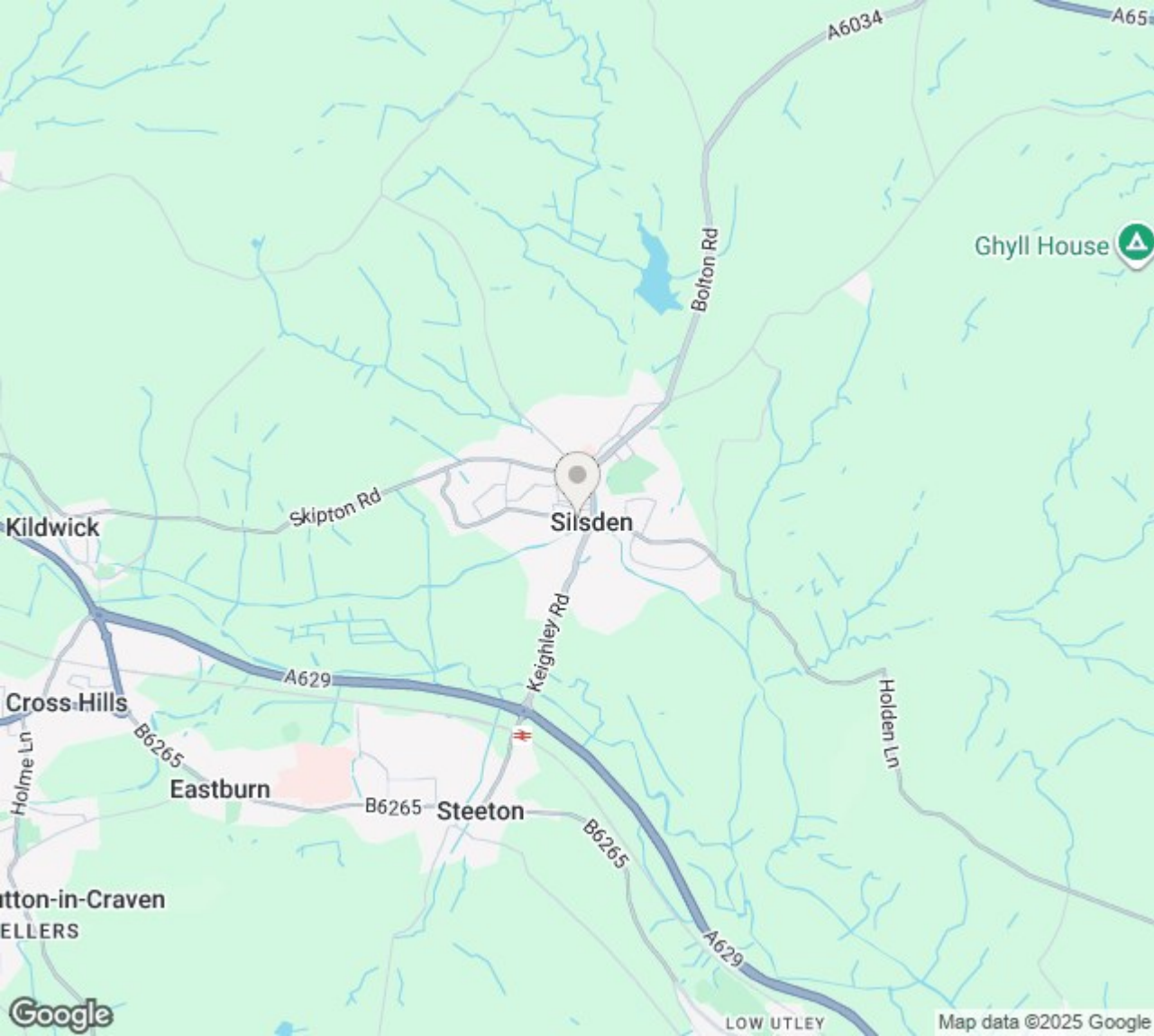
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 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