



- Mid Terraced House
- Three Bedrooms
- Sitting Room
- Breakfast Kitchen
- Modern Bathroom
- Enclosed Paved Yard to the Rear
- Unfurnished
- Awaiting New EPC
- Available Early October

4 Tillotson Street, Silsden, Keighley, BD20 9LJ

A beautifully presented three bedroomed mid terraced house with enclosed paved yard to the rear, just a short walk from the town centre. Carpets and curtains. Unfurnished.

£895 PCM





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

GROUND FLOOR

Entrance Vestibule

The entrance area has useful coat hooks and a recessed doormat.

Sitting Room

14'3" x 13'9"

This well proportioned living room has a feature fireplace with gas fire, radiator, telephone point and a large window to the front elevation.

Breakfast Kitchen

13'1" x 10'3"

The spacious kitchen is fitted with a range of modern base and wall units having complementary laminated work surfaces and splash backs. Appliances comprise an integrated electric oven and four ring gas hob with cooker hood over. There is also space for a fridge freezer and a washing machine. Stainless steel sink unit with mixer tap, boiler, telephone point and door and window to the rear elevation.

Cellar Area / Pantry

Providing useful storage space this small cellar area off the kitchen has light, power and a window to the rear elevation.

FIRST FLOOR

Bedroom One

13'9" x 8'4"

Located at the front of the property, this double bedroom has a radiator and ceiling cornice.

Bedroom Two

10'5" x 9'7"

The second double bedroom has a built in wardrobe, radiator, ceiling cornice and window to the rear elevation.

Bedroom Three

10'5" x 7'2"

A good sized single bedroom with laminate flooring, radiator with cover and a window to the front elevation.





Bathroom

5'10" x 4'10"

Fitted with a modern white suite comprising a panelled bath with shower over, pedestal wash basin and low suite w.c. Fully tiled walls, vinyl flooring, recessed spotlights, mirrored cabinet and a window to the rear elevation.

Outside

There is an enclosed paved yard to the rear of the property and a small block paved garden area to the front.

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

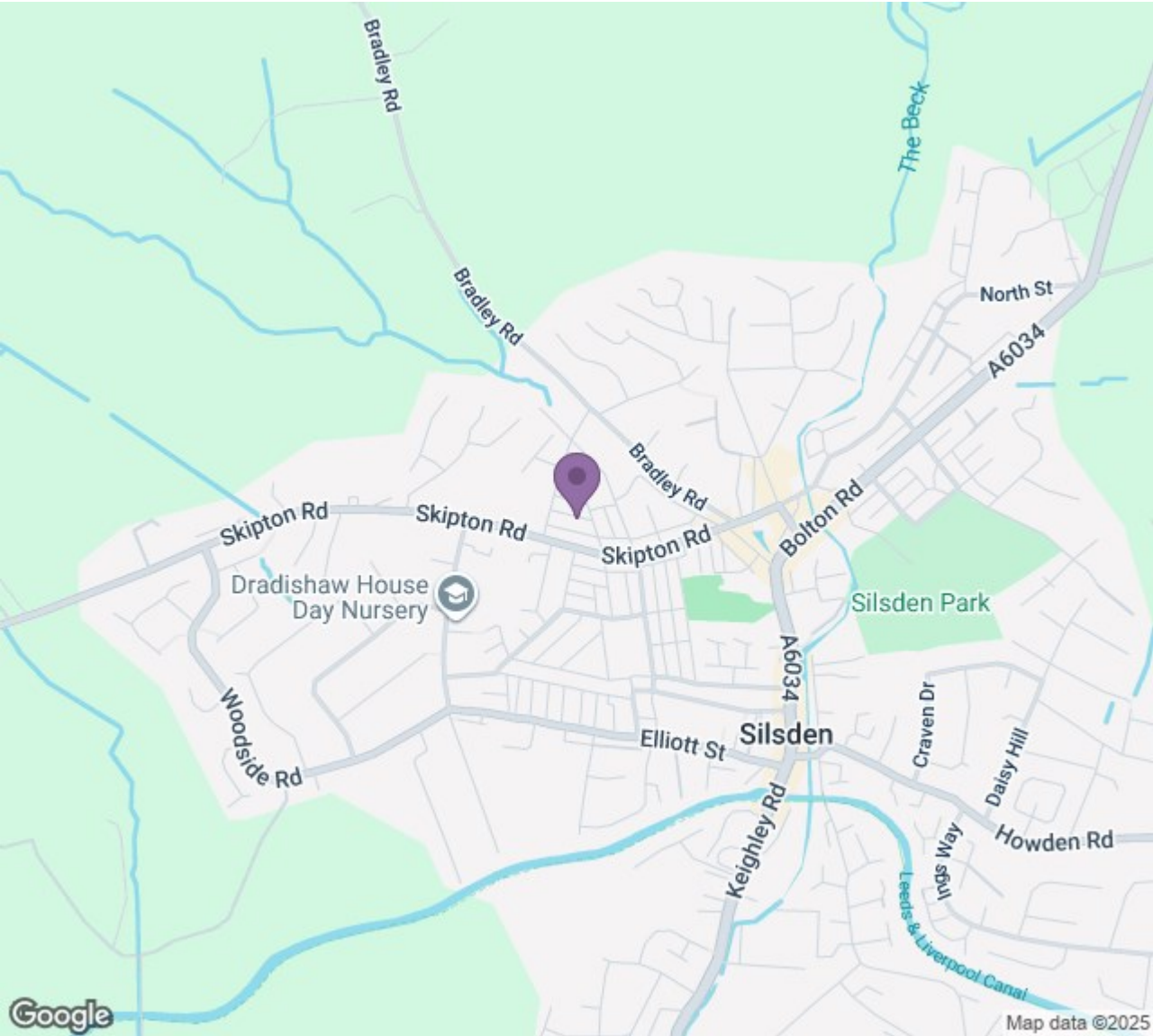
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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