



- Double Fronted Terrace
- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom & Separate W.C.
- Enclosed Yard to Front
- Unfurnished
- Available Now

7 Duke Street, Haworth, Keighley, West Yorkshire, BD22 8JU

This well presented end terrace offers accommodation briefly comprising an entrance, sitting room, kitchen, cellar, two bedrooms, bathroom and separate w.c. There is also a paved yard to the front. Unfurnished.

£595 PCM



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

Entrance

With coat hooks and a picture rail

Sitting Room

14'5" max x 14'2" max

Having an attractive fireplace with wooden mantelpiece and electric fire, radiator, coving, television and telephone points, wall lights and a window to the front elevation.

Kitchen

11'4" x 6'3"

Fitted with a range of light wood effect base and wall units having complementary laminated work surfaces, tiled splash backs and stainless steel sink unit. Appliances comprise a gas oven and hob with cooker hood over and there is plumbing for a washing machine. Boiler, radiator, vinyl flooring and a window to the front elevation. A door leads down to the cellar.

Cellar

With light and power the cellar also houses the fuse box and utility meters.

First Floor Landing

With a radiator, built-in storage cupboard and a window to the side elevation.

Bedroom One

11'7" max x 9'1" max

With a radiator and a window to the front elevation.

Bedroom Two / Study

8'7" x 6'1" + door recess

With coving, telephone point, radiator, shelves and hanging rain and a window to the front elevation.

Bathroom

22'11" x 29'6" max x 13'1" x 29'6" max

Fitted with a white suite comprising a panelled bath with glazed shower screen and mixer shower over and a pedestal basin. There is also a mirrored cabinet, heated towel rail, vinyl flooring and part tiled walls.





Separate W.C.

5'5" x 2'3"

Having a low suite w.c, radiator, part tiled walls, vinyl flooring and a window to the side elevation.

Outside

There is an enclosed paved yard to the front.

Council Tax

Bradford Metropolitan District Council Tax Band A

Agent Notes

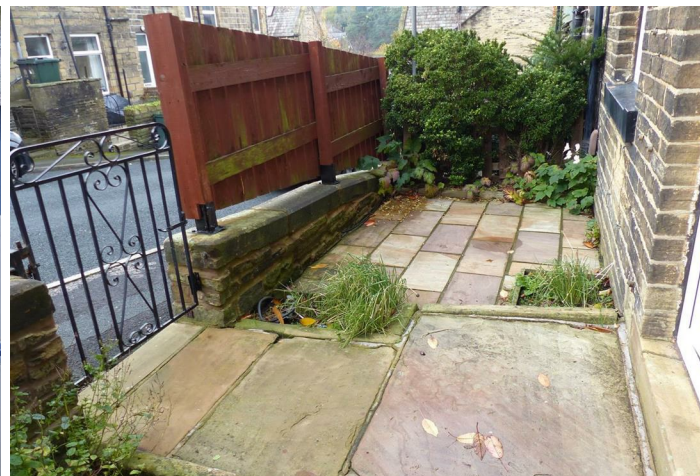
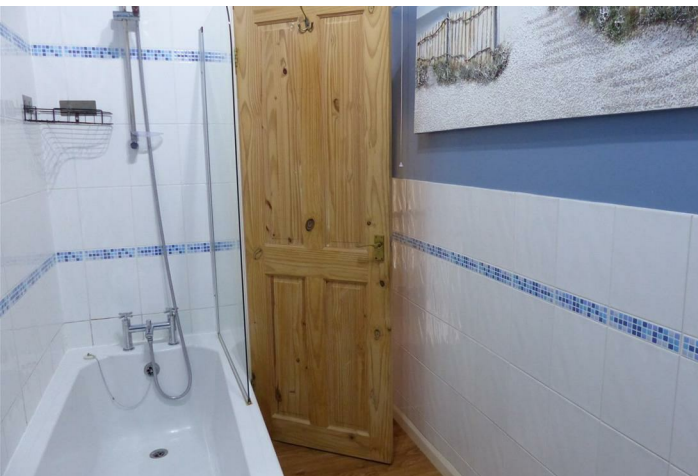
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

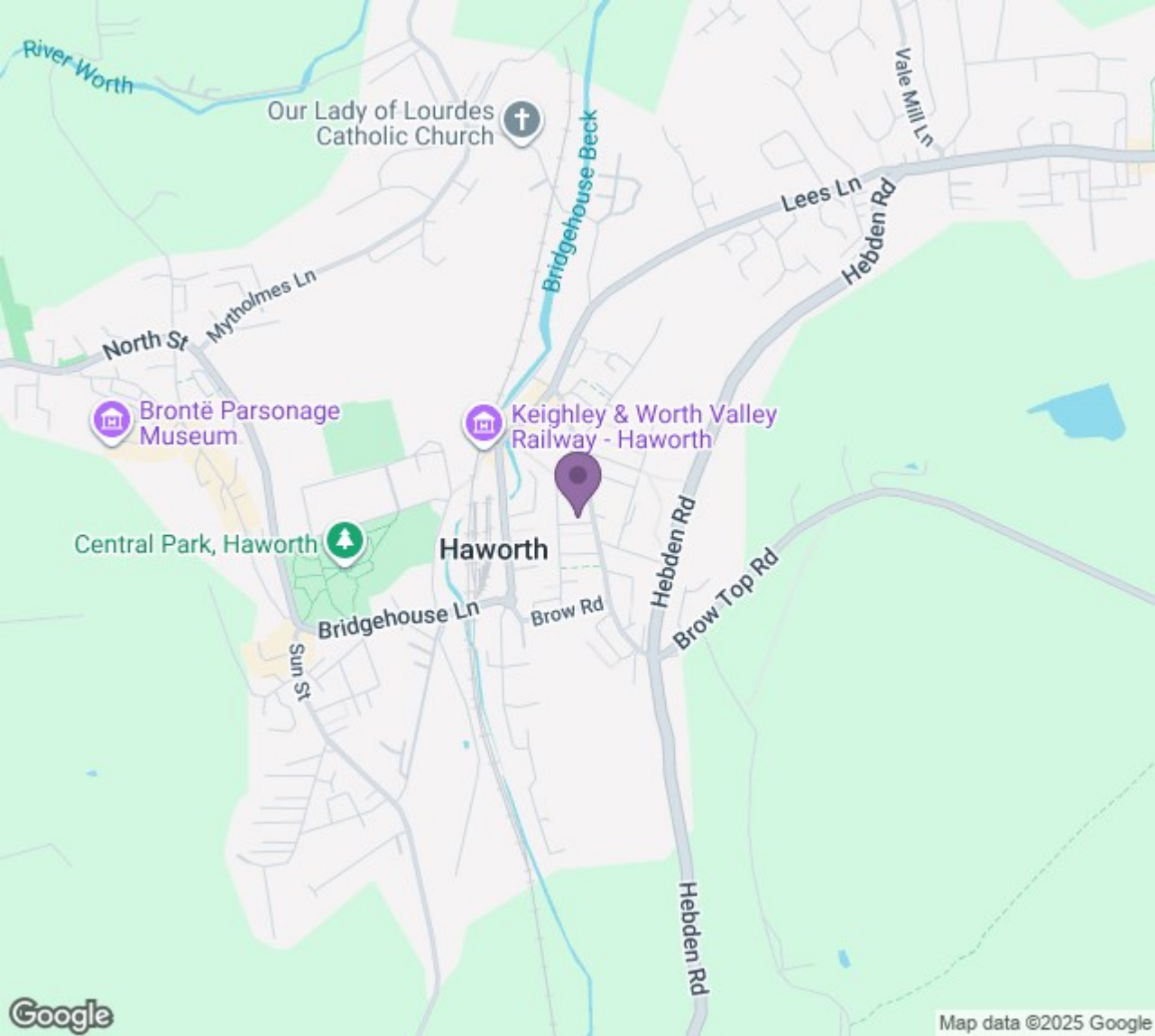
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork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