



- Two Bedroomed End Terrace
- Sitting Room
- Spacious Kitchen
- Bathroom
- Short Walk to Train Station
- Close to Airedale General Hospital
- EPC Rating: D
- Unfurnished

## 18 Station Road, Steeton, West Yorkshire, BD20 6RL

This end terrace is situated just a short walk from the train station and is also within walking distance of Airedale General Hospital. There is a sitting room, spacious kitchen, two bedrooms, bathroom and a paved area to the rear. Unfurnished.

**£595 PCM**





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

### **Sitting Room**

13'10" + recess x 11'11"

Having a stone fireplace with electric fire, radiator and window to the front elevation.

### **Kitchen**

10'9" + utility recess x 9'10"

Fitted with a range of wood effect units having laminate work surfaces, tiled splash backs and a stainless steel sink unit. New gas cooker and hob with cooker hood over. The kitchen also houses the central heating boiler, radiator, two telephone points, two windows to the rear elevation, window to the side elevation and a door leading out to the rear yard. There is a recessed area with plumbing for a washing machine. Vinyl flooring.

### **Bedroom One**

11'11" x 8'3"

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

### **Bedroom Two**

9'11" x 8'7"

With a radiator, telephone point and a window to the rear elevation.

### **Bathroom**

8'11" x 5'11"

Fitted with a white suite comprising a panelled bath with an electric shower over, pedestal wash basin and low suite w.c. Vinyl flooring, part tiled walls, radiator, small wall mounted cabinet and a window to the rear elevation.

### **Outside**

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

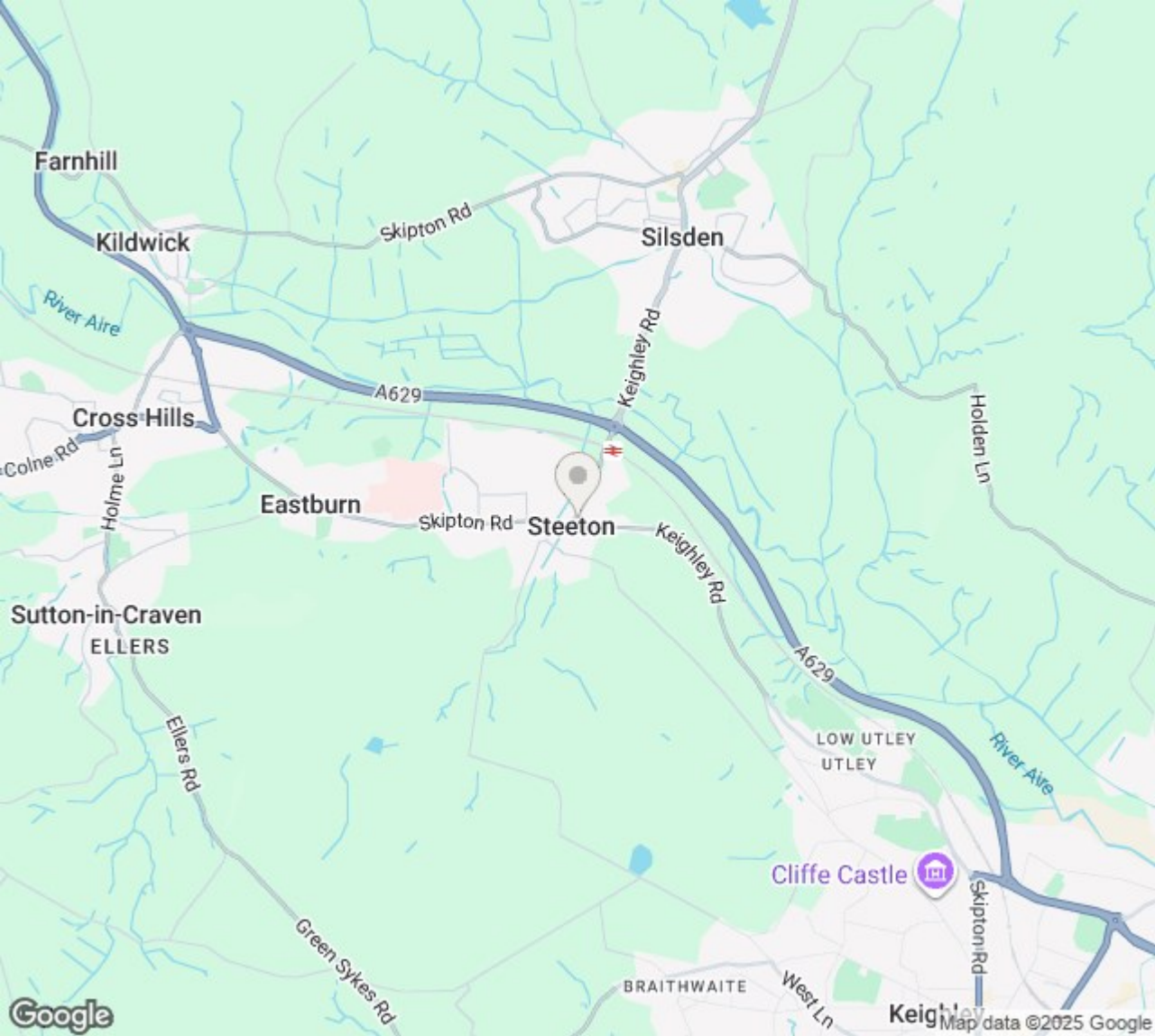
### Payments

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                                 | <div>57</div> | <div>85</div>                                                                     |
| (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<br>2002/91/EC                                                        |
|                                             |               |  |



1 Lower Railway Road, Ilkley, West  
Yorkshire, LS29 8FL

www.whitakercadre.com  
01943 328343  
info@whitakercadre.com

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