



- Duplex Apartment
- Two Bedrooms
- Open Plan Living Area
- Well Equipped Kitchen
- Four Piece Bathroom
- Landing / Study Area
- Central Location
- EPC Rating:
- Available Now

## 26 Briggate, Silsden, Keighley, West Yorkshire, BD20 9JT

This well presented apartment is conveniently located in the heart of Silsden and offers spacious accommodation arranged over the first and second floors. The property briefly comprises a bright open plan living room and well equipped kitchen, landing / study area, two bedrooms and a four piece bathroom. Unfurnished.

**£660 PCM**



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

### Ground Floor

Accessed to the rear of Briggate, a communal door leads to the first floor.

### First Floor

#### Open Plan Living Room

#### Sitting Room Area

14'1" x 10'6"

Having attractive wood effect flooring, contemporary radiator, telephone point, understairs cupboard and two windows.

#### Kitchen Area

10'11" x 8'0"

Fitted with a range of grey base and wall units having complementary laminated work surfaces, boarded splash backs and a composite sink unit with mixer tap. Appliances comprise an integrated electric oven with induction hob and a cooker hood over, washing machine, under counter fridge and under counter freezer. There is also a window to the side elevation.

#### Second Floor Landing

13'8" max x 6'11" max

The good sized landing area has a Velux window, radiator and a cupboard housing the boiler.

#### Bedroom One

14'3" x 10'2"

Having a radiator, recessed storage area and a window to the side elevation.

#### Bedroom Two

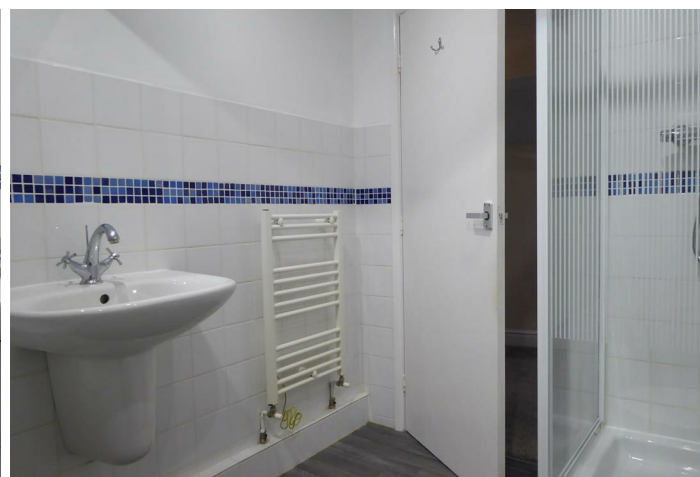
14'2" x 7'0"

Having a radiator, wall mounted spot lights and a Velux window.

#### Bathroom

8'4" x 6'1"

Fitted with a white suite comprising a panelled bath, separate shower enclosure with thermostatic shower, low suite w.c. and wall hung basin. Wood effect vinyl flooring and part tiled walls.







### No Pets

Please note that this property does not accept pets.

### 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

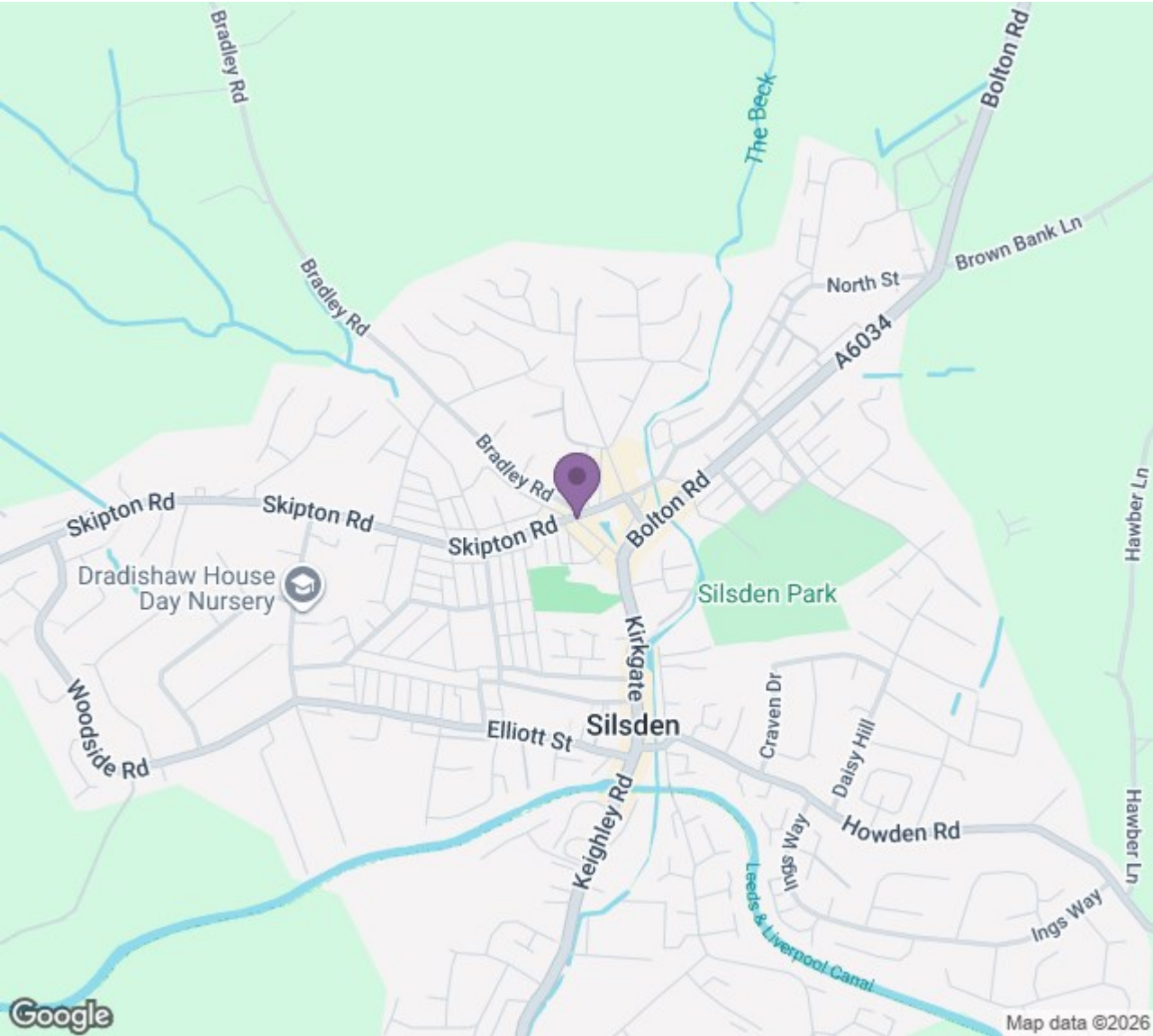
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	58
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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