



- Spacious Ground Floor Apartment
- Open Plan Living Area
- Two Double Bedrooms
- Bathroom
- Inner Hallway
- Allocated Parking Space
- EPC Rating C
- Unfurnished
- Available December

31b Keighley Road, Silsden, Keighley, West Yorkshire, BD20 0EH

£675 PCM

This modern ground floor flat is conveniently located for the local amenities and train station and offers well presented accommodation briefly comprising an open plan living room and kitchen, hallway, two double bedrooms and bathroom. The property also has one allocated parking space. Unfurnished.



This ground floor apartment, with gas fired central heating, double glazing and approximate room sizes, comprises...

Open Plan Living Room & Kitchen

24'5" x 9'8" overall

Living Room Area

With windows to the front and side elevation, television and telephone points and a radiator. Open to...

Kitchen Area

Fitted with a range of grey base and wall units having complementary wood effect work surfaces and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with gas hob and a cooker hood over. There is also plumbing for a washing machine and space for a fridge freezer. Wood effect vinyl flooring, recessed spot lights, window to the front elevation and part glazed front door.

Inner Hallway

Having a radiator, recessed spot lights and access to the communal rear entrance door.

Bedroom One

139" x 8'8"

Having windows to both the side and rear elevations, television point and radiator.

Bedroom Two

13'9" x 8'2"

Having a window to the rear elevation, radiator, television point and cupboard housing the gas fired boiler.

Bathroom

Fitted with a white suite comprising a panelled bath with a mixer shower over and a shower curtain, pedestal wash basin and low suite w.c. There is also a mirrored cabinet, heated towel rail, extractor fan and recessed spot lights. Vinyl flooring and part tiled walls.

Parking

The apartment comes with one allocated car parking space.





Council Tax

Bradford Metropolitan District Council Tax Band C.

Agent Notes

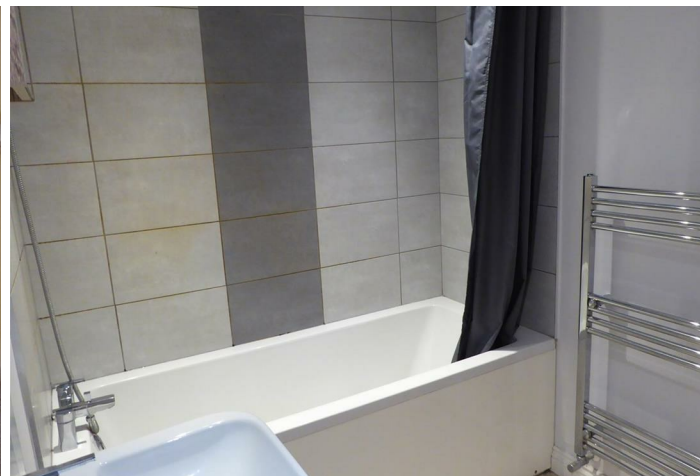
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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

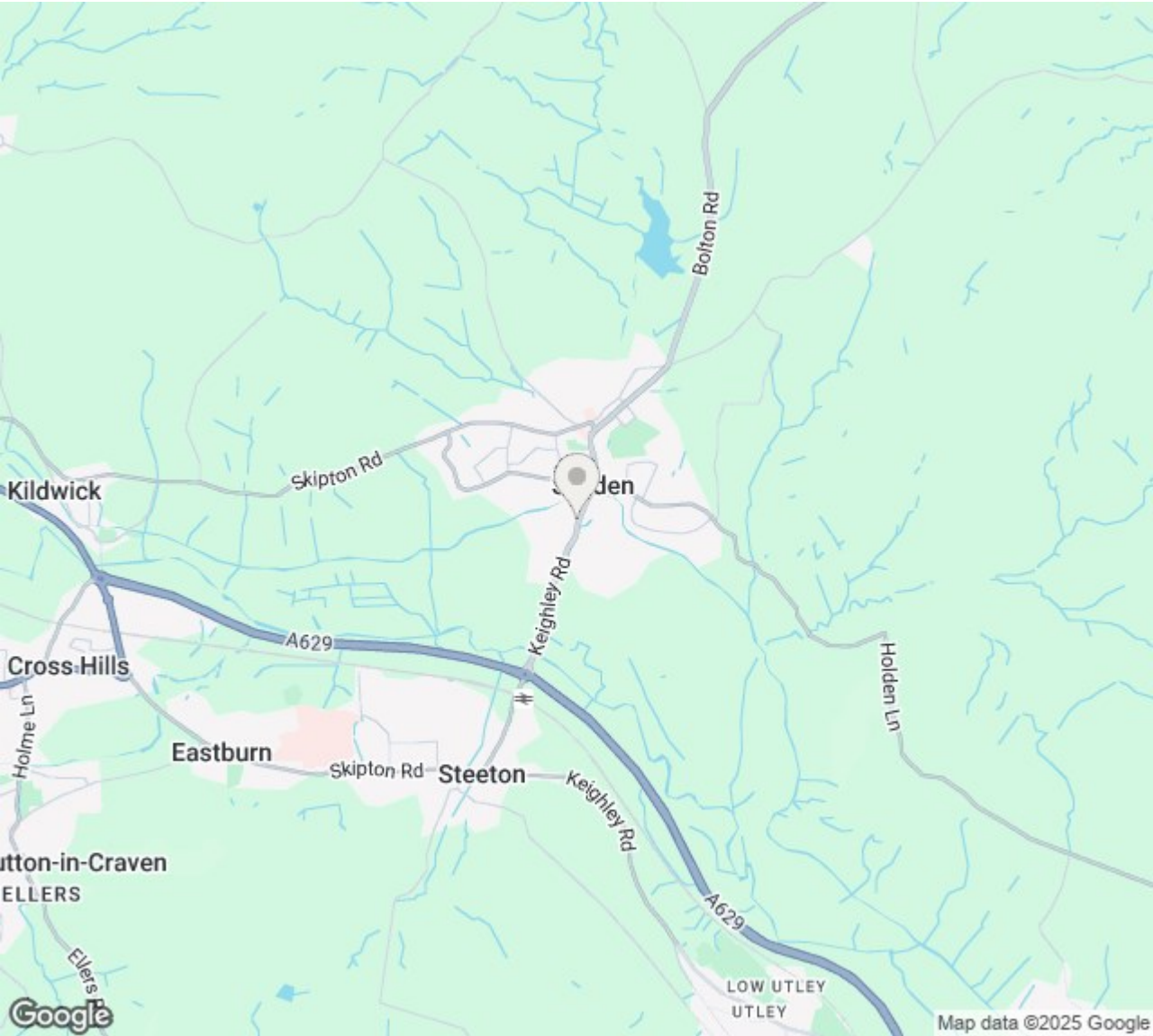
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		78
(55-68) D	69	
(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