WHITAKER CADRE LETTING SPECIALISTS

- Newly Refurbished Spacious End Terrace
- Four Bedrooms
- Sitting Room with Woodburning Stove
- Dining Kitchen
- Shower Room
- Cellar
- Stone Outhouse
- Awaiting EPC
- Unfunished

2 Hothfield Street, Silsden, BD20 0PP

£1,100 PCM

This spacious end terrace has been newly refurbished throughout and offers accommodation briefly comprising an entrance hallway, sitting room with woodburning stove, dining kitchen, cellar, four bedrooms, shower room and paved areas to the front and side with a stone outhouse. Unfurnished.

This spacious end terrace, with gas fired central heating, double glazing and approximate room sizes, comprises...

ENTRANCE

Fitted with wood effect vinyl and having windows to each side.

SITTING ROOM

16'1" x 13'4" + bay

Having a feature fireplace with stone hearth and woodburning stove, bay window to the front corner and an additional window to the side elevation, radiator, television and telephone points, coving and wood effect vinyl flooring.

DINING KITCHEN

16'0" x 11'8" min

The light and spacious dining kitchen is fitted with a range of cream base and wall units having complementary work surfaces and upstands. Appliances comprise an integrated electric oven with four ring ceramic hob and cooker hood over. There is also plumbing for a dishwasher. Inset sink unit, wood effect vinyl flooring, recessed spotlights, radiator, window to the front elevation, door leading out to the side courtyard and a small window to the side elevation. Access to the:

CELLAR

13'5" min x 9'10"

A useful storage space with shelving and having plumbing for a washing machine and space for a condensing tumble dryer.

FIRST FLOOR LANDING

Having a radiator and a window to the front elevation.

BEDROOM
13'3" x 6'8"
With a built in wardrobe, radiator and a window to the side elevation.

BEDROOM
9'11" x 10'3"
With a radiator and a window to the front elevation.

BEDROOM
13'2" x 7'7"
With a radiator and a window to the front elevation.

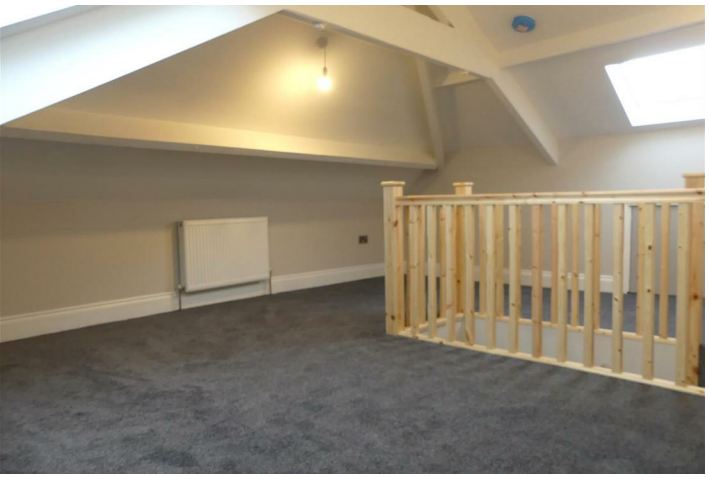
SHOWER ROOM
9'11" x 5'4"
The modern shower rooms is fitted with a large walk in shower, low suite w.c. and a vanity unit with wash basin. There is also a large heated towel rail, illuminated mirror, extractor fan, recessed spotlights and a window to the side elevation. Tiled floor and part tiled walls.

SECOND FLOOR

BEDROOM
17'2" + lower eaves area x 14'7" max
With two Velux windows, radiator and eaves storage.

OUTSIDE
There is an enclosed paved yard with stone outhouse to the side of the property. To the front and side of the house there is a further paved area and low maintenance garden area.

COUNCIL TAX
Bradford Metropolitan District Council Tax Band A.



AGENT NOTES

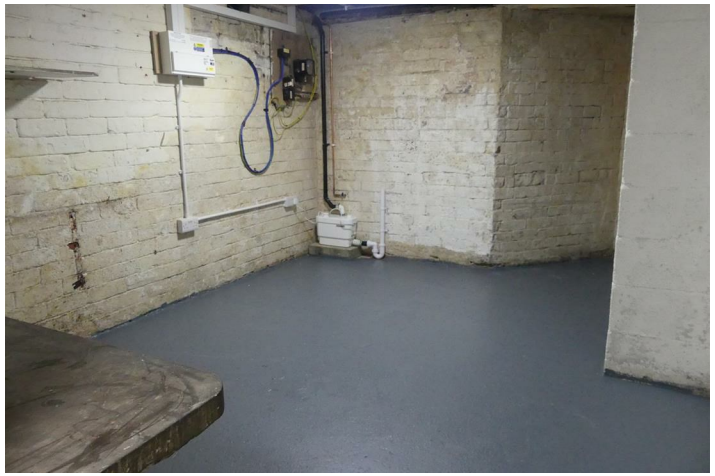
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location,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



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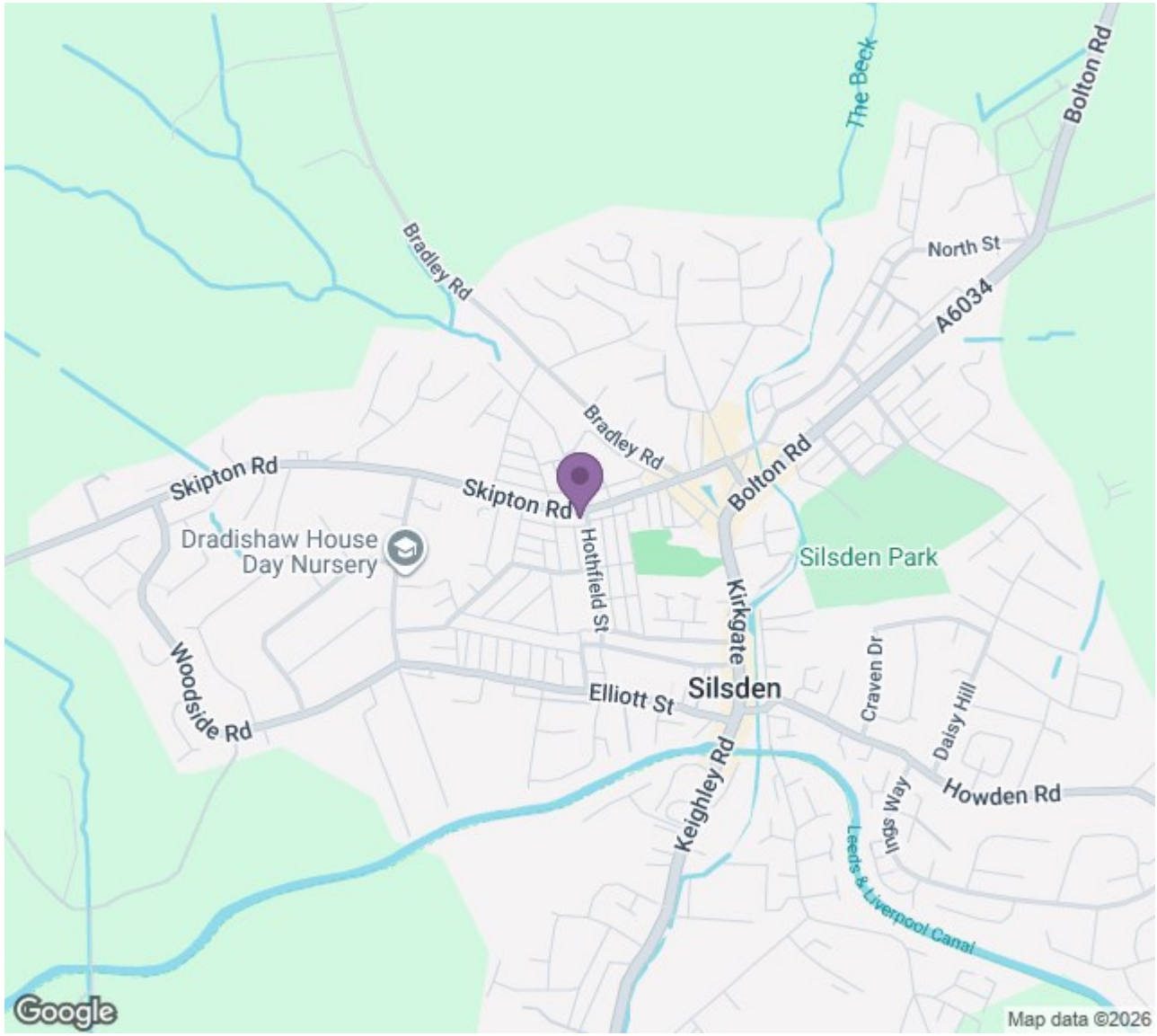

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements