



- Two Bedrooms
- Well Equipped Kitchen
- Spacious Airy Sitting Room
- Cloakroom
- Bathroom
- Allocated Car Parking Space
- Unfurnished
- EPC Rating: D
- Available mid January

## 1 Waterloo Mills Hainsworth Road, Silsden, BD20 0ET

Forming part of a mill conversion the property offers spacious two bed roomed accommodation just a short stroll from all the local amenities and within walking distance of the train station with direct links to both Leeds and Bradford. The property also has the benefit of an allocated car parking space. Unfurnished.

£750 PCM



The property, with electric heating, double glazed sash windows and approximate room sizes, comprises...

#### **Entrance Hall**

Having a telephone point and heater.

#### **Kitchen**

10' 8" x 8' 0"

Fitted with a range of base and wall units having complementary laminated work surfaces and a stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven and hob with cooker hood over, washing machine, dishwasher and fridge with small freezer compartment. Vinyl tile flooring, recessed spotlights and window overlooking the parking space.

#### **Sitting Room**

16' 10" x 12' 7"

The spacious airy sitting room has large windows providing plenty of light, two heaters, television and telephone points and a cupboard off houses the hot water tank plus coat hooks.

#### **W.C.**

6' 10" x 2' 11"

Fitted with a white low suite w.c. and wall-mounted basin with mixer tap. Extractor fan, mirror and heated towel rail.

#### **First Floor Landing**

Good sized light landing with window.

#### **Bedroom One**

14' 0" x 10' 7"

A spacious double with television and telephone points, heater and a window overlooking Clog Bridge.

#### **Bedroom Two**

10' 2" x 9' 6"

The second double also had television and telephone points, heater and a window.

#### **Bathroom**

7' 11" x 6' 2"

Fitted with a white suite comprising a tile panelled bath with shower over and glazed screen, wall-mounted basin and w.c. Recessed spotlights, shaver point. heated towel rail, mirror, extractor fan and window.





### Parking

The property has one allocated car parking space by the front door.

### Council Tax

Bradford Metropolitan District Council Tax Band D.

### No Pets

Please note that this property does not accept pets.

### Agent Notes

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated, in this instance our client is initially just looking for a SIX month tenancy. 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

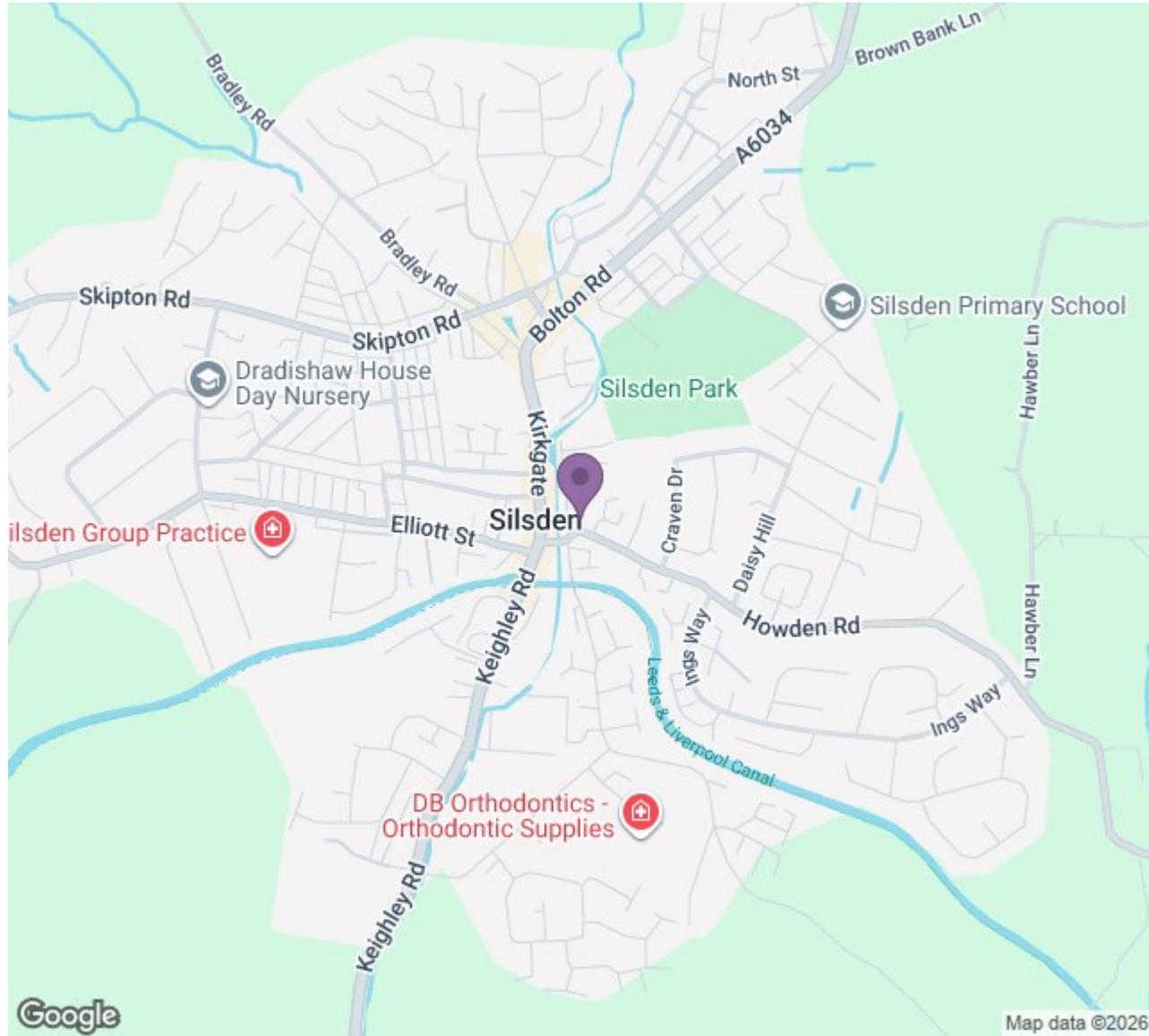
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(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	



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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 and 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