



- Spacious Mid Terrace
- Open Plan Living with Multi-Fuel Stove
- Modern Kitchen
- Three Bedrooms
- Contemporary Bathroom
- Enclosed Yard to Rear
- Single Garage
- EPC Rating: D
- Available Now

18 East Parade, Steeton, Keighley, BD20 6RP

This well presented property is just a short walk from the train station with direct links to Leeds and Bradford. The property briefly comprises an entrance hall, sitting room, dining room, kitchen, three bedrooms, bathroom, and a large storage attic with light and power. To the rear there is a small yard and a single garage. Unfurnished.

£900 PCM



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

ENTRANCE HALL

15'6" x 3'2"

Having a radiator and coat hooks.

SITTING ROOM

11'9" x 11'5" max

The welcoming sitting room is accessed through the dining area and has a multi-fuel stove with tiled hearth, television point, telephone point, radiator and a window to the front elevation.

DINING AREA

14'8" x 12'2"

Having a wood effect tiled floor, radiator and a window to the rear elevation. There is also an understairs cupboard with plumbing for a washing machine.

Open to:

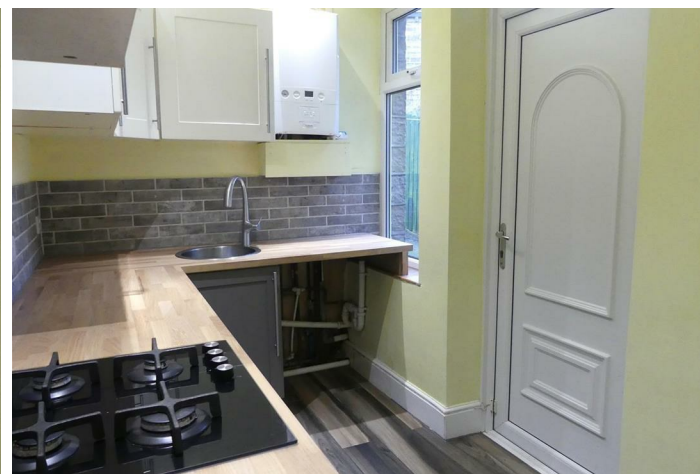
KITCHEN

11'9" x 5'9"

Fitted with a range of base and wall units having wood effect laminate work surfaces, stone effect tiled splash backs and stainless steel circular sink unit with mixer tap. Appliances comprise an integrated electric oven and four ring gas hob. There is also space for a fridge freezer and plumbing for a dishwasher. Recessed spot lights, central heating boiler, window to the side elevation and a door leading out to the rear yard.

FIRST FLOOR LANDING

Having space for a small desk or reading nook, telephone point and loft hatch.





BEDROOM ONE

14'5" x 9'3" max

Having a radiator, telephone point and a window to the front elevation.

BEDROOM TWO

12'3" x 9'5" max

Having a radiator and a window to the rear elevation.

BEDROOM THREE

11'5" x 5'7"

Having a radiator and a window to the front elevation.

BATHROOM

8'1" x 5'8"

Fitted with a white suite comprising a panelled bath, separate shower enclosure, pedestal wash basin and low suite w.c. There is also a shaver point, mirror-fronted cabinet, contemporary heated towel rail, extractor fan. Tile effect vinyl, part tiled walls and a window to the side elevation.

ATTIC STORAGE SPACE

18'5" max x 15'6" max

Accessed via a drop down ladder the useful attic storage space has two Velux windows, light and power.

OUTSIDE

There is a small bark chipped bed to the front of the house and an enclosed yard to the rear.

GARAGE

There is a single garage to the rear of the property with an up and over door.

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.

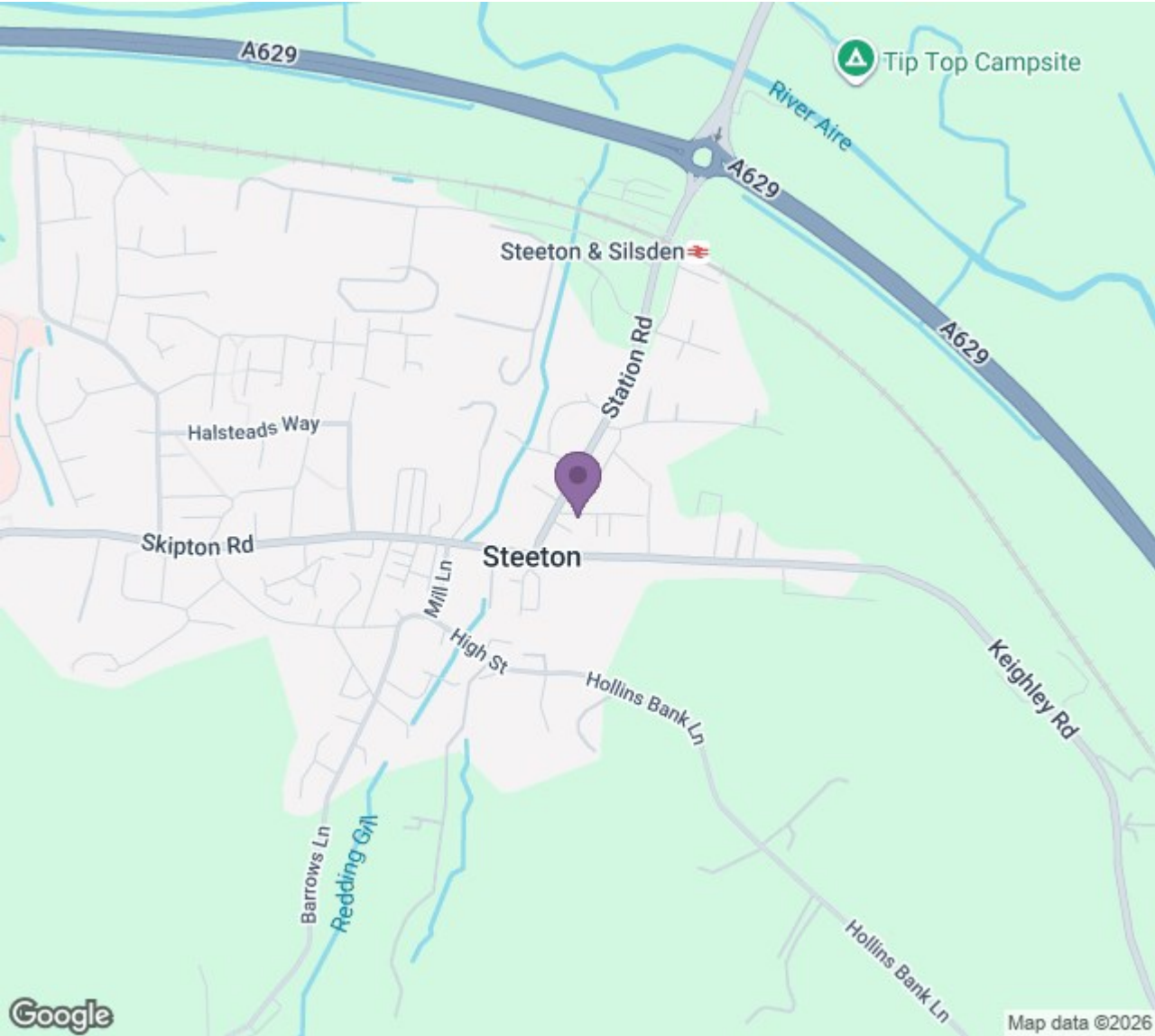
PAYMENTS

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(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