



- Newly Refurbished Mid Terrace
- Two Bedrooms
- Sitting Room
- Newly Fitted Kitchen
- Bathroom
- New Carpets and Redecorated Throughout
- Enclosed Paved Yard to Rear
- EPC Rating C

13 Tufton Street, Silsden, Keighley, West Yorkshire, BD20 0PN

£750 PCM

Newly refurbished throughout, this deceptively spacious property offers accommodation briefly comprising an entrance vestibule, sitting room, kitchen, cellar area, two bedrooms and bathroom. Enclosed yard to the rear. Unfurnished.



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

Entrance Vestibule

With carpet, dado rail and coat hooks.

Sitting Room

14'3" max x 14'1" max

Having a feature fireplace with electric wood burner style stove, television and telephone points, radiator, coving and window to the front elevation.

Kitchen

9'1" x 8'4"

The newly fitted kitchen has a range of white base and wall units having complementary work surfaces and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven and hob. There is also space for an under counter fridge and plumbing for a washing machine. Wood effect vinyl flooring, window to the rear elevation and door leading out to an enclosed paved yard to the rear.

Inner Hallway

With coat hooks, carpet and door to a lower cellar area housing the boiler and having a stone keeping shelf.

First Floor

Bedroom One

14'4" max x 12'5"

This spacious double bedroom has a radiator, telephone point, picture rail and a window to the front elevation.

Bedroom Two

10'10" x 8'4"

Having a radiator and a window to the rear elevation.

Bathroom

5'5" x 4'10"

Fitted with a white suite comprising a panelled bath with mixer shower over, low suite w.c. and a pedestal wash basin. There is also an extractor fan, window to the rear elevation, wood effect vinyl and fully tiled walls. Please note that there are several steps up to the bathroom from the landing leading to reduced headroom.





Outside

There is an enclosed paved yard to the rear and a pebbled garden area to the front.

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) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(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