



- Well Presented Mid Terrace
- Two Bedrooms & Small Store Room
- Sitting Room
- Kitchen
- Keeping Cellar Area
- Enclosed Yard to Rear
- Off Street Parking to Rear
- EPC Rating: C
- Available Now

## 23 East Parade, Steeton, Keighley, West Yorkshire, BD20 6RP

**£775 PCM**

This well presented two bedroomed terrace is conveniently located close to Airedale Hospital and is just a short walk from the train station with direct links to Leeds and Bradford. The property also has the benefit of an off street parking space to the rear. Unfurnished.





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

### **Sitting Room**

14'8" x 14'0" max

A well proportioned room having a useful built in cupboard and drawers to the recess, wall-mounted electric fire, radiator, television and telephone points, picture rail and a window to the front elevation.

### **Inner Hallway**

Having a radiator, coat hooks, tile effect vinyl flooring and access to:

### **Storage Area**

Housing the boiler and having a stone keeping shelf and stone flagged floor.

### **Kitchen**

12'0" x 8'5"

Fitted with a range of light wood effect base and wall units having complementary work surfaces, under cupboard lighting, tiled splashbacks and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven, gas hob and cooker hood and there is plumbing for a washing machine. Tiled floor, radiator, window to the rear elevation and a door leading out to the rear.

### **First Floor**

#### **Bedroom One**

11'5" to wardrobe x 9'7"

Having an ornamental cast iron fireplace, built-in wardrobe, television point, coving and a window to the front elevation.

#### **Bedroom Two**

11'11" x 8'6"

With a radiator and a window to the rear elevation.

#### **Storage Room**

4'9" x 4'9" max

With a radiator and a window to the rear elevation.

#### **Bathroom**

9'8" x 4'5"

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





### Outside

There is an enclosed yard to the rear and a parking space beyond.

### 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.

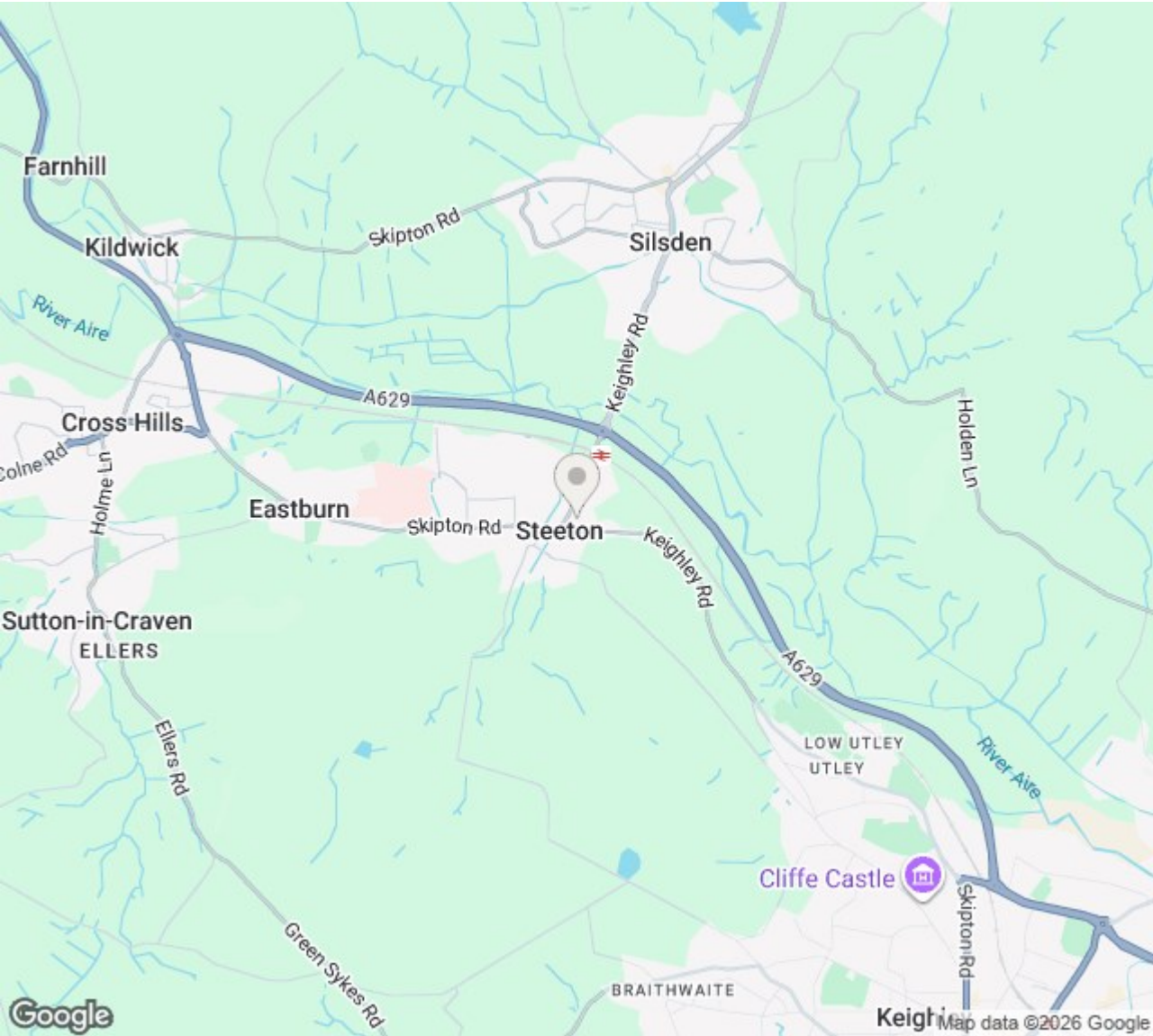
### Payments

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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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 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