



- Three Bedroomed Mid Terrace
- Sitting Room
- Dining Room
- Kitchen
- Shower Room
- Paved Garden to the Front
- EPC Rating:
- Storage Cellar

47 Bolton Road, Silsden, West Yorkshire, BD20 0JY

This mid terrace is located just a short walk from all the local amenities and offers accommodation briefly comprising two reception rooms, kitchen, storage cellar, three bedrooms, shower room and an enclosed paved garden to the front. Unfurnished.

£850 PCM



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

Sitting Room

13'2" max x 10'3"

Having a wall-mounted electric fire, radiator and a window to the front elevation.

Dining Room

11'5" + recess x 10'9"

With a wall-mounted electric fire, radiator and a window to the rear elevation. A door leads to the cellar.

Cellar

10'9" x 10'8"

With stone keeping shelves and radiator.

Kitchen

14'0" x 6'8"

Fitted with a range of cream base and wall units having complementary work surfaces and stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with four ring ceramic hob and cooker hood over. There is also plumbing for a washing machine and space for a fridge freezer. Radiator, tile effect vinyl, two windows to the side elevation and a door leads out to a small yard.

First Floor

Bedroom One

11'7" x 10'4"

Having a recessed wardrobe with cupboard above, radiator and a window to the front elevation.

Bedroom Two

7'10" x 6'5"

With a radiator, recessed cupboard housing the boiler and a window to the rear elevation.

Shower Room

8'0" x 4'9"

Fitted with a white suite comprising a Quadrant shower enclosure with electric shower, pedestal wash basin and a low suite w.c. There is also an extractor fan, radiator, tile effect vinyl and a window to the rear elevation.

Attic Bedroom

12'6" max x 11'6"

With useful eaves storage, radiator and skylights to the front and rear elevation. (The areas to each side of the stairs are 4'9" and 4'5" wide)





Outside

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

Council Tax

Bradford Metropolitan District Council Tax Band B.

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

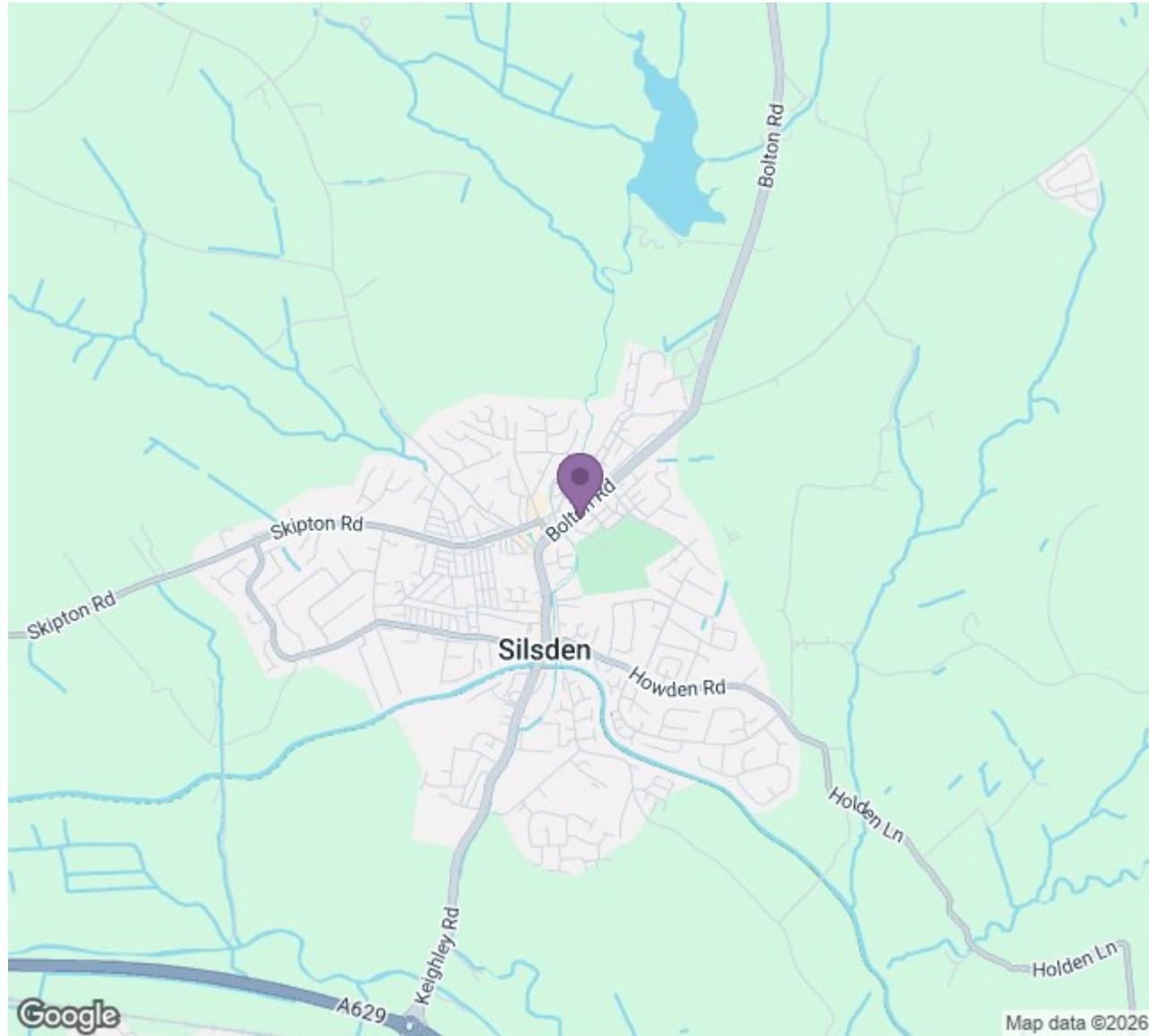
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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 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