WHITAKER CADRE LETTING SPECIALISTS







- Semi-Detached House
- Entrance Hall
- Living Room
- Breakfast Kitchen
- Two Bedrooms
- Modern Bathroom
- Off Street Parking
- Enclosed Paved Garden to Rear
- EPC Rating: C

23 Taylor Avenue, Silsden, West Yorkshire, BD20 0DQ

£750 PCM

This semi-detached house is located just a short walk from all the town centre amenities and offers accommodation briefly comprising an entrance hall, living room, breakfast kitchen with French doors leading out to an enclosed paved garden, two bedrooms and a modern bathroom. Off street parking. Unfurnished.







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

Entrance
4'6" x 3'1"
Having a radiator, coat hooks and a window to the side elevation.

Living Room
15'2" x 10'11" max
With ceiling coving, radiator, useful understairs cupboard with light, television and telephone points and a window to the front elevation.

Breakfast Kitchen
10'11" x 9'2"
Fitted with a range of wood effect base and wall units having complementary laminated work surfaces, inset sink unit with mixer tap and tiled splashbacks. Appliances comprise an integrated electric oven with four ring induction hob and a stainless steel cooker hood. There is also plumbing for a washing machine. French doors lead out to a paved garden to the rear and there is also a window to the rear elevation. Vinyl flooirng.

First Floor Landing
With ceiling coving and a window to the side elevation.

Bedroom One
10'11" max x 9'9" max
With radiator, television point, built in cupboard with shelving and a window to the front elevation.

Bedroom Two
10'11" x 6'5"
With a radiator and a window to the rear elevation.

Bathroom
7'9" x 4'8"
Fitted with a white suite comprising a panelled bath with thermostatic shower over and a shower screen, low suite w.c. and vanity unit with wash basin. There is also an extractor fan, radiator, shaver point and mirror fronted cabinet. Vinyl flooring and part tiled walls.

Gardens
There is an enclosed paved garden to the rear of the property and a lawned garden area to the front.







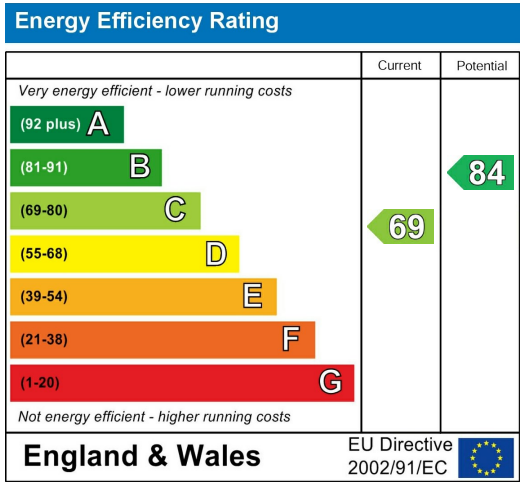
Parking
There is block paved off street parking to the side of the property.

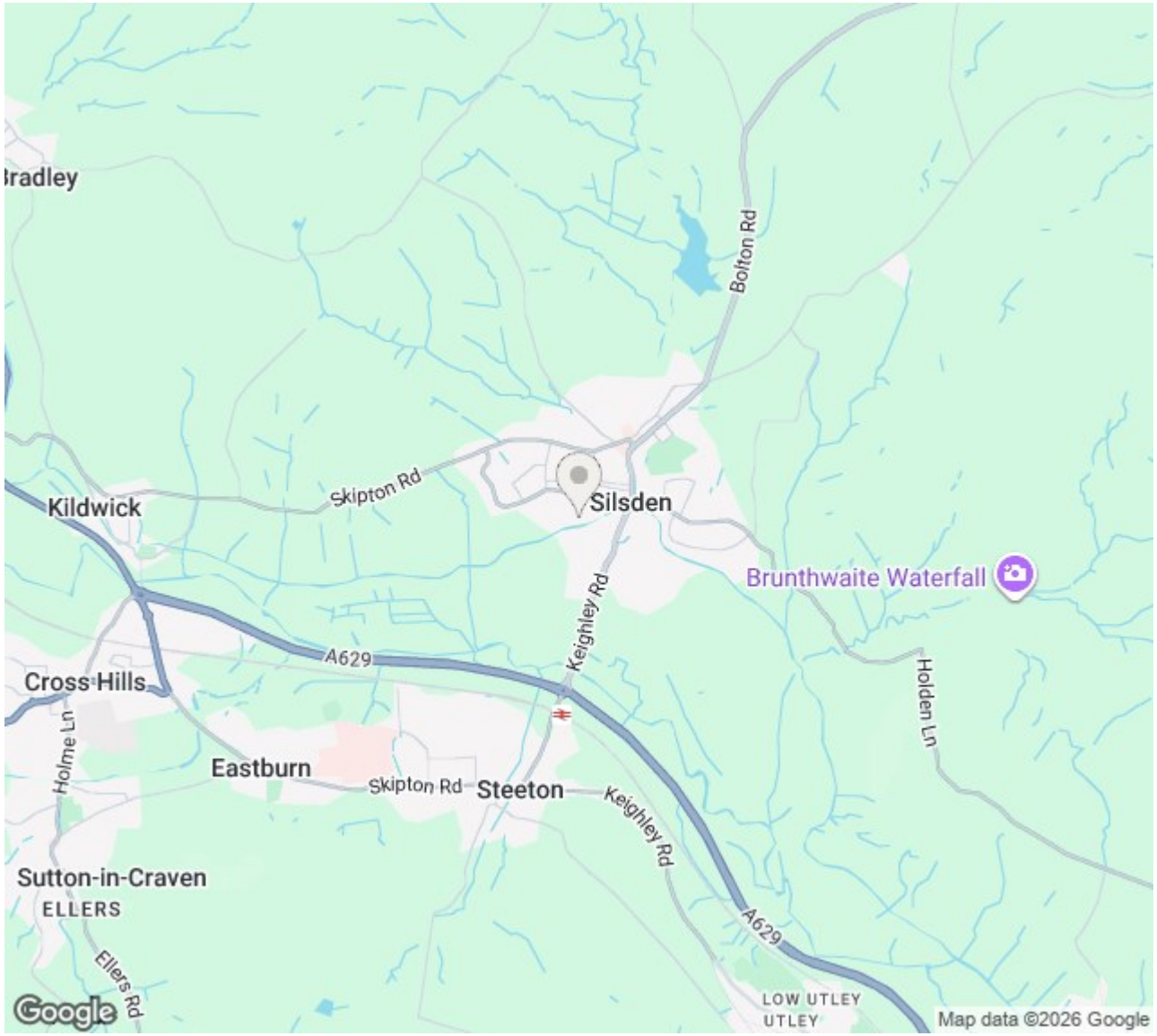
Council Tax
Bradford Metropolitan District Council Tax Band B.

Agent Notes
All our properties are to be let on an assured periodic tenancy agreement as per The Renters Right Act 2026. 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.





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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