



Wayside Mews, Silsden
£575 pcm + Fees Apply





10 Wayside Mews

Silsden

BD20 0JU

A MODERN AND APPEALING TWO BEDROOMED DUPLEX APARTMENT LOCATED WITHIN A POPULAR RESIDENTIAL AREA CLOSE TO SILSDEN PARK

This delightful and contemporary duplex apartment is located on the first floor and briefly comprises communal entrance with stairs leading to the first floor, entrance hallway, cloakroom, sitting room with open plan kitchen dining area with Juliet balcony to front and rear. To the second floor there is a spiral staircase leading to two bedrooms one with en-suite shower room, a further house bathroom. Outside there is off road parking for one car.



The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes comprises:

GROUND FLOOR Communal entrance with stairs leading up to the first floor duplex apartment.

FIRST FLOOR

HALLWAY With spiral staircase leading to the second floor. Door entry system. Laminate flooring. Leading to

CLOAKROOM Fitted with a white suite comprising pedestal wash hand basin with tiled splash back and low suite w.c. Heated towel rail. Cupboard housing Baxi gas fired central heating boiler. Window to rear elevation.

OPEN PLAN SITTING ROOM WITH DINING AREA 20' 11" x 13' 5 (Max) " (6.38m x 4.09m) Having Juliette balconies to both the rear and front elevation. Fitted bookcase in dining area.

KITCHEN 11' 2" x 6' 1 (Max) " (3.4m x 1.85m) Fitted with a range of base and wall units with cupboards and drawers with concealed lighting, and coordinating work surfaces and inset one and a half stainless steel sink unit with mixer tap. Tiled splashback. Inset four ring CDA gas hob with CDA electric oven under and stainless steel extractor over. Integrated CDA slimline dishwasher. Automatic washing machine. Attractive curved wall feature. Window to front elevation.

SECOND FLOOR

BEDROOM 11' 0" x 10' 10" (3.35m x 3.3m) With fitted wardrobe. Window to rear elevation.

EN-SUITE SHOWER ROOM Having a white suite comprising pedestal wash hand basin and low suite w.c. Fitted shower cubicle having tiled walls with Grohe shower system. Partially tiled walls. Heated towel rail. Extractor. Window to rear elevation.

BEDROOM 10' 10" x 9' 4" (3.3m x 2.84m) Window to front elevation with glimpses across the Aire Valley.

BATHROOM Fitted with a white suite comprising panelled bath with mixer tap and shower over. Pedestal wash hand basin and low suite w.c. Heated towel rail. Extractor. Partially tiled walls. Window to front elevation.

OUTSIDE

PARKING There is a block paved allocated parking space for one car.

COUNCIL TAX Tax Band C

AGENTS NOTES All our properties are to be let on an assured shorthold tenancy for an initial term of six months unless otherwise stated. All rents are exclusive of all usual tenants outgoings ie telephone, electricity, gas, water rates and council tax. All tenancy applications are subject to status and references. Please note some of the photos shown were taken previous to the current let.

PAYMENTS 1/ An application fee of £120 per applicant.

2/ An administration fee of £60 per Guarantor.

3/ The first month's rent is payable in advance prior to the commencement of the tenancy.

4/ A bond/security deposit equivalent to one month's rent will also be required prior to the commencement of the tenancy.

5/ If pets are permitted to reside at the property an additional £200 will be required for your bond/security deposit.

6/ The Bond will be held by the agent (unless otherwise stated) Dale Eddison are members of the Tenancy Dispute Service and will register all bonds with the scheme.

RENTAL PROCEDURE 1/ Confirm the property is still available.

2/ Complete application form available from our office and return along with two forms of ID and the correct application fee. Application fees are required to cover the costs of referencing and the preparation of the tenancy agreement.

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 required as detailed below.

4/ We will then check you into the property and go through the inventory.

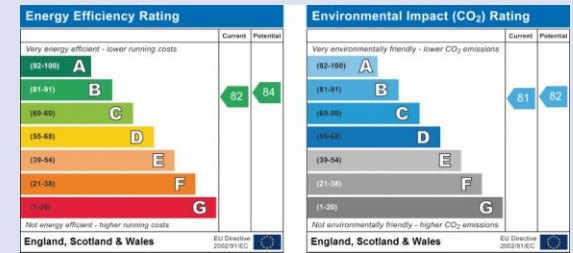
5/ The bond will be held by the agent (unless otherwise stated). Dale Eddison are members of the Tenancy Deposit Scheme and will register all bonds with the scheme.

POTENTIAL TENANT VIEWINGS You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and your client.

We will not share this information with any third party other than the client, without your consent, unless you make an application for a tenancy.

More information on how we hold and process your data is available on our website - www.daleeddison.co.uk/privacy





**Dale
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.