



- Mid Terraced House
- Three Bedrooms
- Sitting Room
- Breakfast Kitchen
- Enclosed Yard to the Rear
- Convenient Location
- Unfurnished
- EPC Rating: D
- Available Now

## 9 South View Terrace, Silsden, BD20 0AS

This spacious three bedroomed terraced house is located close to all of Silsden's amenities and offers well proportioned accommodation with an enclosed yard with outhouse to the rear. Unfurnished.

**£695 PCM**



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

#### **Entrance**

Having wood effect laminate flooring and coat hooks.

#### **Sitting Room**

13' 6" max x 13' 3"

With wood effect laminate flooring, built in cupboards, wall mounted electric fire, radiator, telephone point and a window to the front elevation.

#### **Kitchen**

9' 8" x 8' 8"

Fitted with a range of wood effect base and wall units having complementary laminated work surfaces, tiled splashbacks and a stainless steel sink unit with mixer tap. Appliances comprise an integrated electric oven with gas hob and cooker hood over. There is also space for a fridge freezer and plumbing for a washing machine. Window to the rear elevation.

#### **Inner Hallway**

With wood effect vinyl flooring and coat hooks.

#### **Rear Entrance**

Having useful fitted cupboards, coat hooks and a door leading out to an enclosed yard at the rear.

#### **First Floor Landing**

With a radiator and windows to the front and rear.

#### **Bedroom One**

13' 9" x 10' 1" max

With a radiator and window to the front elevation.

#### **Bedroom Two**

10' 0" x 8' 8"

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

#### **Bathroom**

5' 7" x 4' 10"

Fitted with a white suite comprising bath with electric shower over, pedestal basin and low suite w.c. Mirror with shaver point, window to the rear elevation, part tiled walls and vinyl flooring.

#### **Second Floor Landing**

With a useful eaves storage area.





### Attic Room

15' 2" to eaves x 11' 10" max

With an electric wall-mounted heater, eaves storage, wooden beams and a Velux window to the front elevation.

### Outside

There is an enclosed yard with gates to the rear and an outhouse.

### Council Tax

Bradford Metropolitan District Council Tax Band B.

### Agent Notes

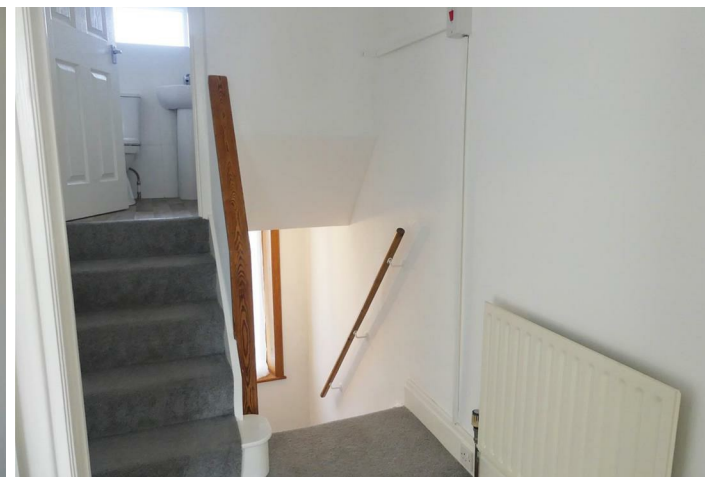
All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, 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

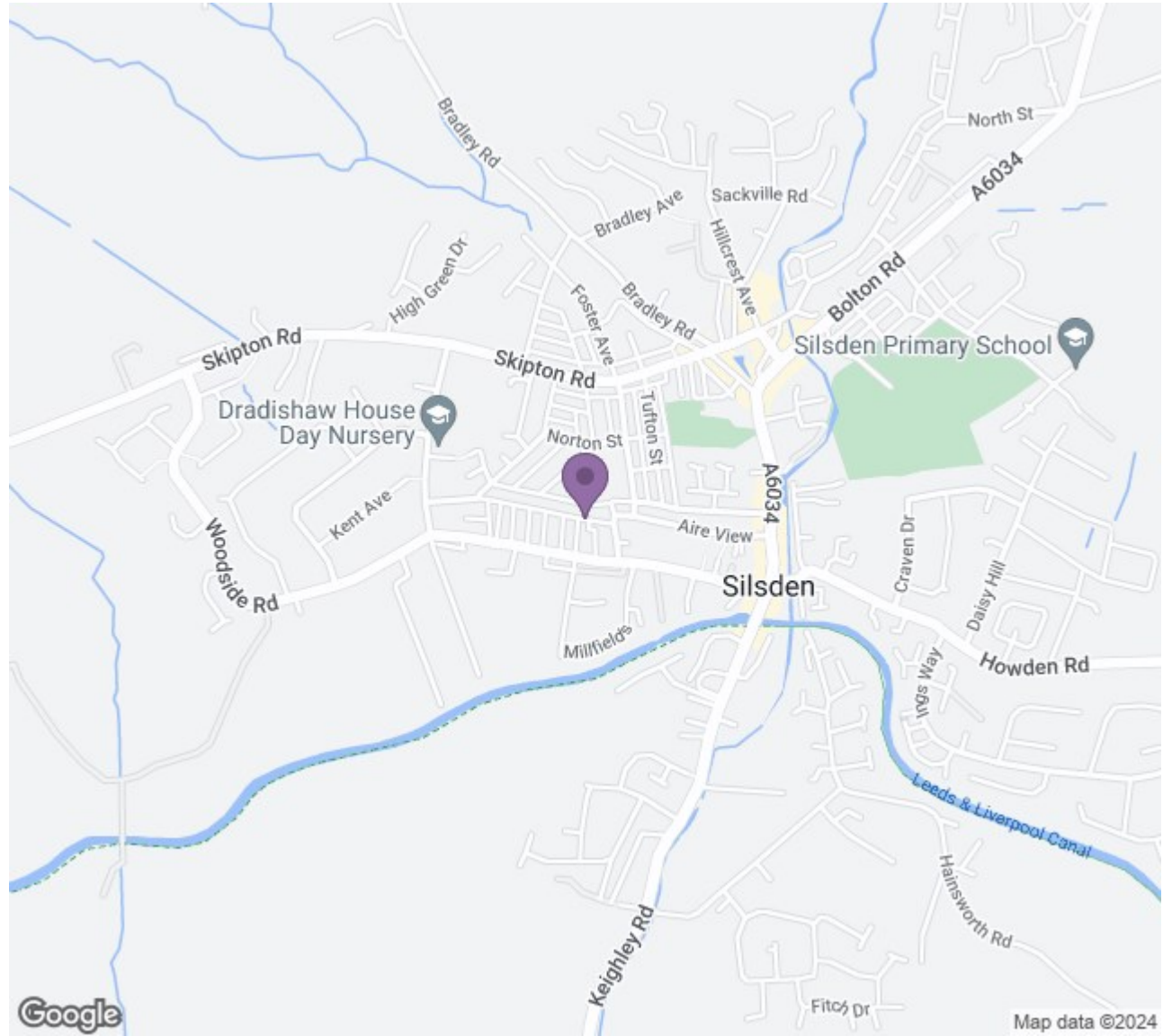
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</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 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