



- Mid Town House
- Sitting Room & Dining Area
- Kitchen
- Two Bedrooms
- Modern Shower Room
- Enclosed Garden to the Rear
- Driveway
- EPC Rating: C
- Unfurnished

### 33 Airedale Mews, Silsden, Keighley, West Yorkshire, BD20 0AE

**£725 PCM**

This mid town house is tucked away in a quiet cul-de-sac just a short walk from the bustling centre of Silsden. The property offers accommodation briefly comprising entrance porch, sitting room leading to a dining area and kitchen beyond and to the first floor there are two bedrooms and a modern shower room. There is an enclosed garden to the rear and a driveway to the front provides off street parking. Unfurnished.



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

### Entrance

The entrance porch has coat hooks and a window to the side.

### Sitting Room

13' 9" x 8' 11"

Having a gas fire with tiled inlay and hearth and wooden mantelpiece, two radiators, useful understairs storage cupboard with light and a window to the front elevation. Open to:

### Dining Area

7' 8" x 6' 1"

With a radiator and French doors leading out to an enclosed garden to the rear.

### Kitchen

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

### First Floor

#### Bedroom One

11' 8" x 9' 2"

Having a radiator, raised storage cupboard and a window to the front elevation.

#### Bedroom Two

11' 9" x 6' 5"

Having a radiator and a window to the rear elevation.

### Shower Room

7' 0" x 5' 5"

Fitted with a modern white suite comprising large walk in shower with rainfall shower and additional shower head, vanity unit with wash basin and low suite w.c. Heated towel rail, large wall-mounted storage cupboard, mirror, extractor fan, fully tiled walls and LVT tile effect flooring.

### Outside





### Garden

There is an enclosed garden to the rear with large decked seating area and artificial grass area beyond with borders.

### Driveway

A driveway to the front provides off street parking.

### 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>90</b>                                                                         |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            | <b>74</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<br>2002/91/EC |  |



1 Lower Railway Road, Ilkley, West  
Yorkshire, LS29 8FL

www.whitakercadre.com  
01943 328343  
info@whitakercadre.com

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