



- Stone Built Mid-Terrace
- Two Double Bedrooms
- Sitting Room
- Kitchen
- Small Cellar
- Bathroom
- Enclosed Yard to Rear
- EPC Rating D

31 Elliott Street, Silsden, Keighley, West Yorkshire, BD20 0DE

A spacious two bedroomed stone built mid-terrace with enclosed yard to the rear, within walking distance of all the local amenities and Steeton and Silsden train station with direct links to Leeds and Bradford. Unfurnished.

£795 PCM



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

Entrance Vestibule

With coat hooks.

Sitting Room

13'0" (+ alcove) x 12'10"

Having a stone feature fireplace with gas fire, built-in cupboard and shelving, telephone point, radiator, ceiling light and wall light, storage unit and a window to the front elevation.

Kitchen

9'4" x 8'9"

Fitted with a range of base and wall units having complementary laminated work surfaces and stainless steel sink unit. Appliances comprise an integrated electric oven, four ring hob and cooker hood over. Plumbing for a washing machine and space for a fridge freezer. There is also a radiator, window to the rear, a drop down table and a door leading out to the enclosed rear garden with a gate. Wood effect laminated flooring.

Cellar

There is a small cellar area having a window to the rear, radiator, boiler, light and power.

First Floor

Bedroom One

14'4" x 12'6"

This spacious bedroom has a radiator, telephone point and window to the front elevation.

Bedroom Two

9'9" x 8'10"

Having a radiator, built-in cupboard with shelves and a window to the rear elevation.

Bathroom

5'1" x 4'11"

Fitted with a white suite comprising a panelled bath with mixer shower over, pedestal wash basin and low suite w.c. Part tiled walls and a window to the rear elevation.





Outside

There is an enclosed yard to the rear of the property with a gate to the access road beyond.

Council Tax

Bradford Metropolitan District Council Tax Band A.

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

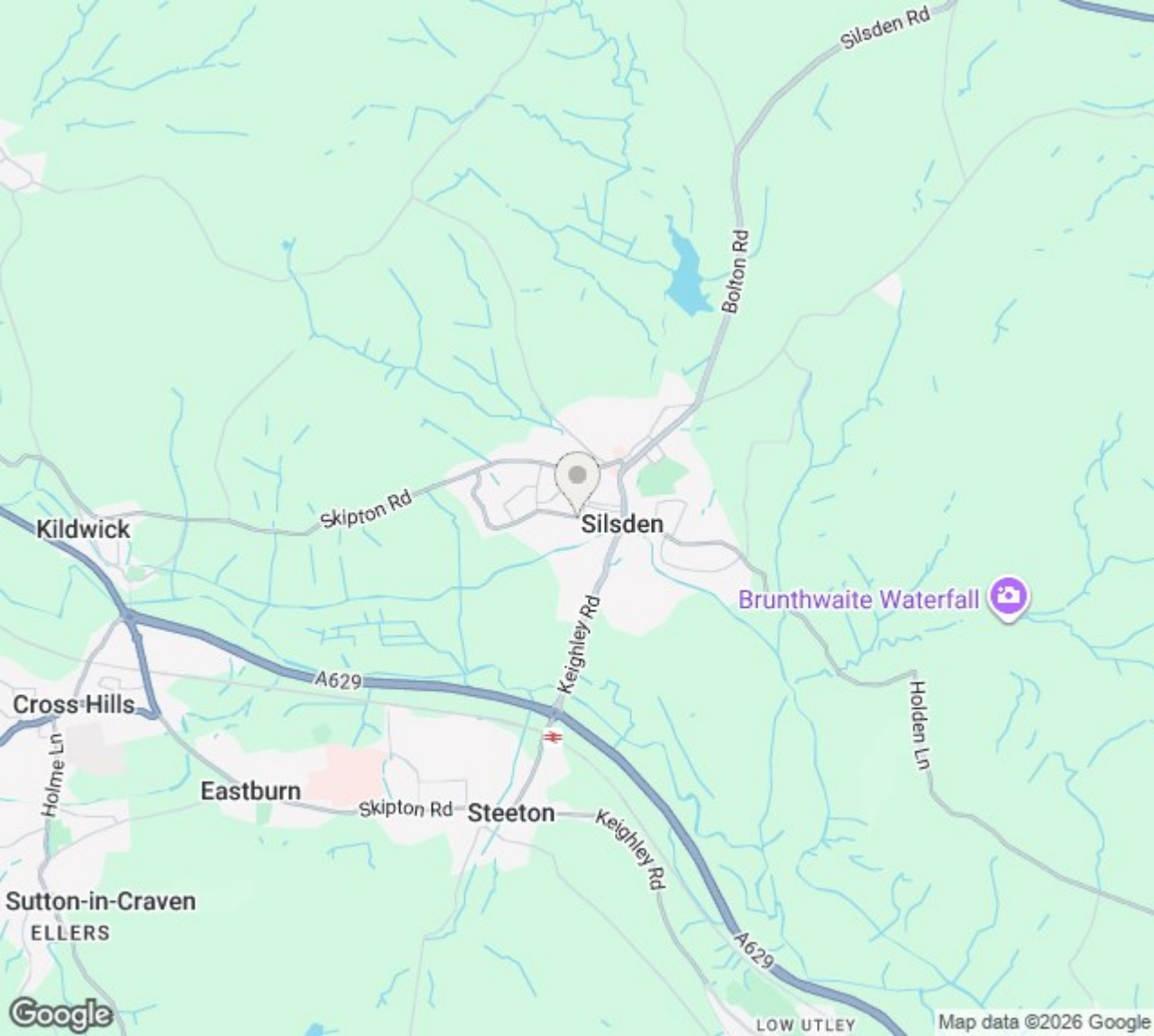
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(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 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