



- Mid Terraced House
- Two Bedrooms
- Sitting Room with Woodburning Stove
- Dining Kitchen
- Bathroom
- Enclosed Rear Yard
- EPC Rating: D
- Available late September

17 Hothfield Street, Silsden, Keighley, BD20 0PP

This deceptively spacious mid terrace is located in the heart of Silsden, just a short walk from the local amenities, and offers accommodation briefly comprising a sitting room with wood burner, dining kitchen, two double bedrooms and bathroom. There is also an enclosed yard to the rear.

£850 PCM



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

Sitting Room

14'3" max x 14'2"

Having a stone fireplace with woodburning stove, radiator, coving and ceiling rose and two alcoves. Wood effect laminate flooring and a window to the front elevation.

Dining Kitchen

14'3" x 8'11"

The spacious kitchen is fitted with a range of grey base and wall units having complementary laminated work surfaces with tiles splash back and a stainless steel sink unit with mixer tap. There is an integrated electric oven with four ring gas hob and cooker hood as well as an integrated dishwasher. There is also space for a fridge freezer and plumbing for a washing machine. A cupboard houses the boiler. There are two windows to the rear elevation and a door leading out to the enclosed rear yard. Wood effect laminate flooring, recessed spotlights, television point and a radiator.

First Floor Landing

With radiator and covng.

Bedroom One

14'3" x 12'5"

The spacious main bedroom has coving, built-in shelving to the recess, radiator and a window to the front elevation.

Bedroom Two

10'9" x 7'10"

Having coving and dado rail, radiator and a window to the rear elevation.

Bathroom

6'3" x 6'0"

Fitted with a white suite comprising a panelled bath with shower over and glazed screen, vanity unit with wash basin and low suite w.c. Vinyl flooring, fully tiled walls, heated towel rail and a window to the rear elevation.

Outside

There is an enclosed yard to the rear with small outhouse and a small paved garden area to the front.

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

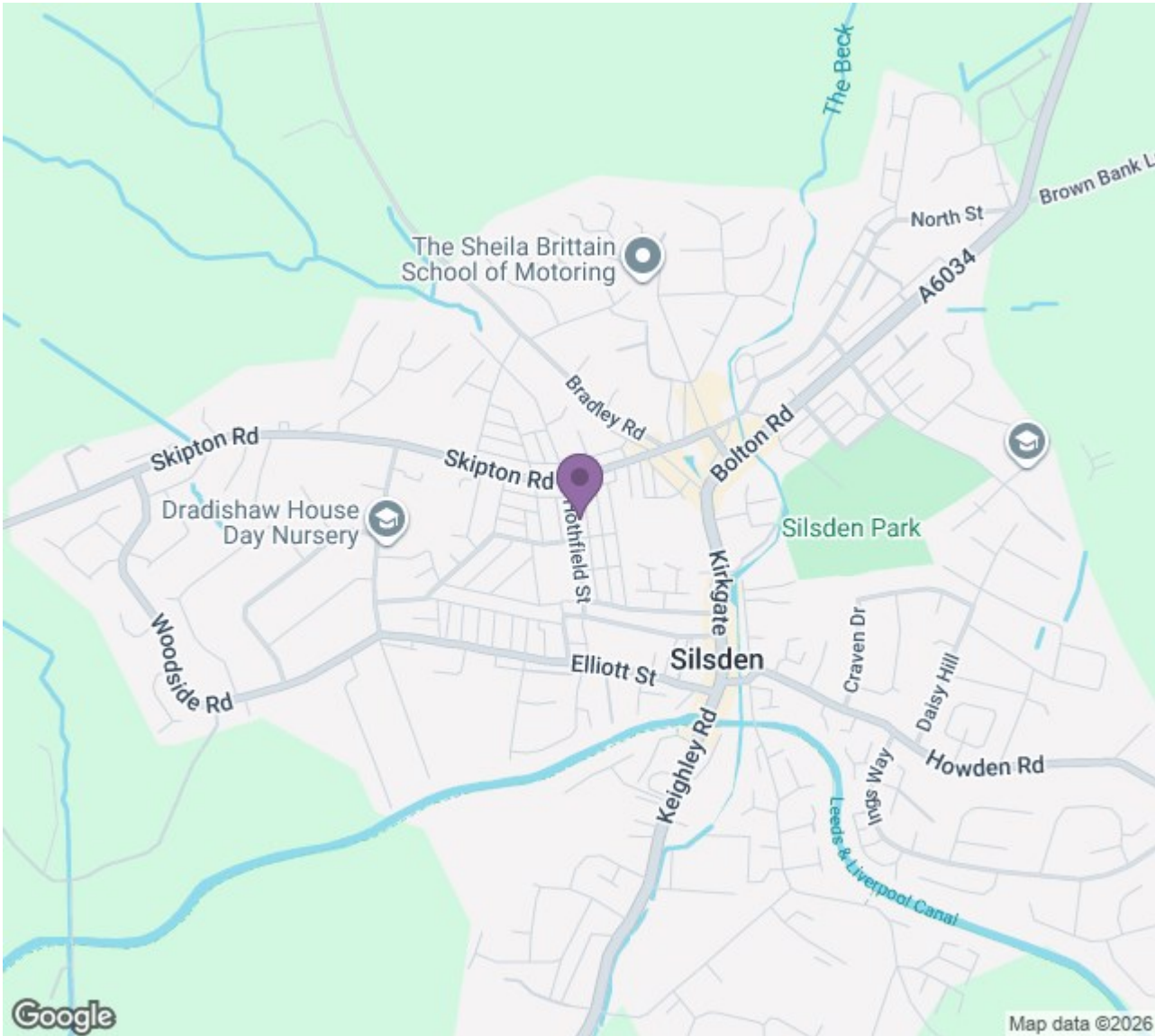
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		80
(81-91) B		
(69-80) C		
(55-68) D	63	
(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