WHITAKER CADRE LETTING SPECIALISTS

- Well Presented Mid Terrace
- Two Bedrooms
- Sitting Room
- Breakfast Kitchen
- Modern Bathroom
- Enclosed Yard to Rear with Shed
- Covenient Location
- EPC Rating E

9 Hothfield Street, Silsden, BD20 0PP

£795 PCM

This well presented two bedroomed mid terrace is conveniently located in the heart of Silsden and offers accommodation briefly comprising entrance, sitting room, breakfast kitchen, two bedrooms and modern bathroom. Enclosed yard to the rear. Unfurnished.

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

Entrance
Having useful coat hooks plus coving and picture rail.

Sitting Room
14'3" max x 14'0"
Having a feature fireplace with wooden surround and inset electric fire, radiator, coving and ceiling rose, telephone point and a window to the front elevation.

Breakfast Kitchen
13'11" max x 14'0" max
Fitted with a range of grey base and wall units having complementary laminated work surfaces, tiled splash backs and a white ceramic sink with mixer tap. Appliances comprise an electric oven with four ring electric hob and cooker hood as well as a washing machine. There is also space for a fridge freezer. Vinyl flooring, radiator, door leading out to the rear yard and a window to the rear elevation.

First Floor

Bedroom One
13'0" x 11'8"
This spacious double has a built in wardrobe, telephone point, radiator, coving, dado rail and a window to the front elevation.

Bedroom Two
11'8" x 8'3"
Having a built in cupboard housing the boiler, radiator, coving and a window to the rear elevation.

Bathroom
5'6" x 4'9"
Accessed up four steps from the landing the modern bathroom is fitted with a white suite comprising a panelled bath with shower over and glazed screen, pedestal basin and low suite w.c. There is also a heated towel rail, extractor fan, recessed spot lights, mirror fronted cabinet and a window to the rear elevation. Vinyl flooring and part tiled walls.

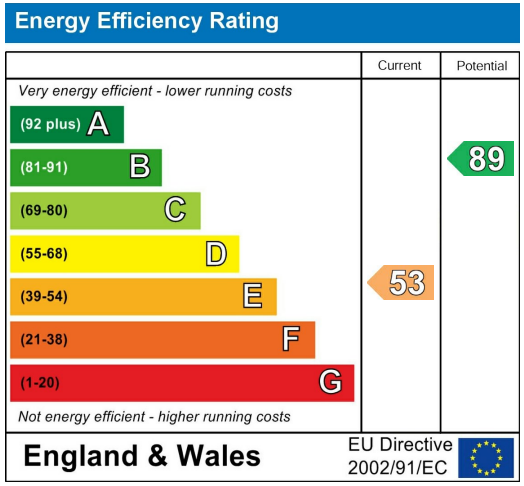
Outside
There is an enclosed yard to the rear with a wooden shed, and a small paved garden area to the front.

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.



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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