



- Modern Three Bedroomed Town House
- Open Plan Living
- House Bathroom
- En-Suite to Master Bedroom
- Enclosed Garden to Rear
- Allocated off Street Parking
- Downstairs W.C.
- EPC Rating: C
- Available August

2 Grouse Close, Silsden, Keighley, BD20 0FD

This modern town house is located just a short walk from the centre of Silsden and within walking distance of Steeton and Silsden train station with direct links to Leeds and Bradford. The accommodation is arranged over three floors and briefly comprises an open plan living room and kitchen, downstairs w.c., three bedrooms, one of which has an en-suite shower, house bathroom, enclosed lawned garden to the rear and off street parking. Unfurnished.

£1,050 PCM



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

Entrance

With a radiator and coat hooks.

Open Plan Living Room

26'6" x 13'10" overall

Sitting Room

15'8" x 10'6"

Having a radiator and a window to the front elevation.

Dining Kitchen

13'10" x 10'6"

Fitted with a range of base and wall units having complementary work surfaces and stainless steel sink unit. Appliances comprise an integrated electric oven, four ring gas hob with cooker hood over, plumbing for a washing machine and space for a fridge freezer. Vinyl flooring, LED spotlights, window to the rear and French doors leading out to the enclosed rear garden.

W.C.

Located just off the sitting room and fitted with a low suite w.c. and hand wash basin.

First Floor Landing

Having a window to the front elevation, radiator and LED spotlights.

Bedroom Two

13'10" x 11'2"

With a radiator and a window to the rear elevation.

Bedroom Three

11'7" x 7'4"

Having a radiator and a window to the front elevation.

House Bathroom

7'4" x 6'0"

Fitted with a white suite comprising a panelled bath with mixer shower over, low suite w.c. and pedestal wash basin. There is also a mirror-fronted cabinet, chrome heated towel rail, extractor fan, LED spotlights and vinyl flooring.

Second Floor

Master Bedroom

19'11" x 8'3" max

The spacious main bedroom has a radiator, window to the rear elevation and a Velux to the front.





En-Suite Shower Room

9'4" x 5'2"

The bright shower room is fitted with a walk in shower enclosure, low suite w.c. and pedestal wash basin. There is also a heated towel rail, extractor fan, vinyl flooring and a window to the rear elevation.

Garden

There is an enclosed lawned garden to the rear with paved patio.

Parking

The property has allocated off street parking to the front.

Council Tax

Bradford Metropolitan District Council Band C.

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

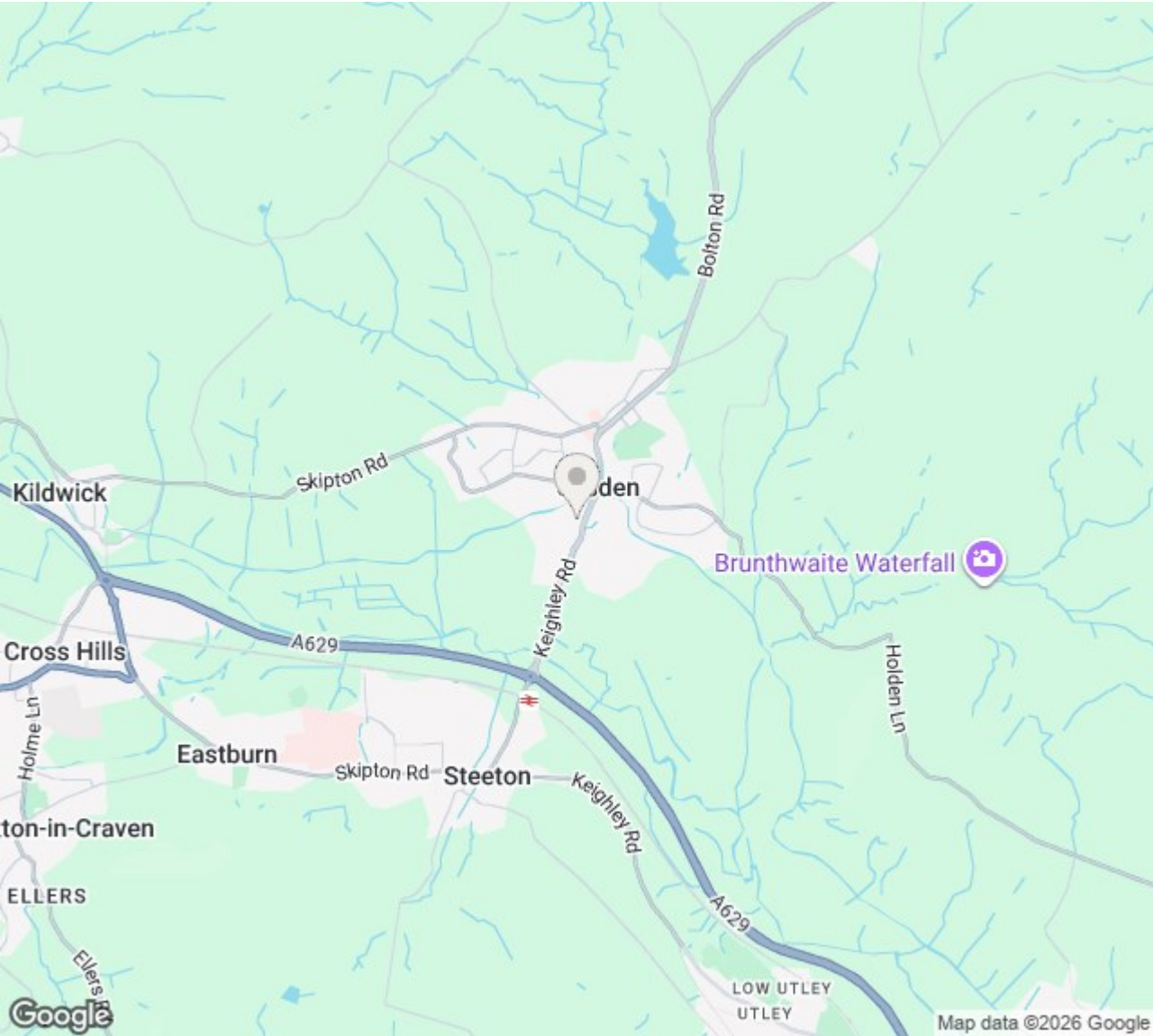
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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	76	87
(81-91) B		
(69-80) C		
(55-68) D		
(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