



- Smartly Presented End Terrace
- Three Bedrooms
- Newly Fitted Kitchen
- Separate Utility Area
- Downstairs W.C.
- Bathroom
- New Flooring Throughout
- Enclosed Courtyard Garden to Rear
- EPC Rating: D

1 Barrett Street, Silsden, Keighley, West Yorkshire, BD20 0PR

£975 PCM

This well presented end terrace has a newly fitted kitchen and new flooring throughout. The accommodation briefly comprises a sitting room, dining kitchen, utility area, downstairs w.c., three bedrooms and bathroom. Enclosed courtyard garden to the rear with decked seating area and a paved garden area to the front. Unfurnished.



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

Entrance

With coat hooks.

Sitting Room

14'4" into bay x 11'9" + alcove

Having an electric fire with surround and hearth, useful built in wall cupboard to alcove, radiator, telephone point and a shallow bay window to the front elevation.

Dining Kitchen

11'7" x 10'4"

Newly fitted with a range of base and wall units having complementary work surfaces and stainless steel sink unit with mixer tap. Integrated appliances comprise an electric oven, four ring induction hob with stainless steel cooker hood and a dishwasher. There is also a radiator, recessed storage cupboard with shelves, wood effect vinyl flooring, window to the rear and a door leading to the rear porch. Open to:

Utility Area

Having a washing machine, fridge freezer and wood effect vinyl flooring. The utility also houses the boiler.

Downstairs W.C.

4'7" x 2'11"

Just off the rear porch and fitted with a white low suite w.c. and basin. There is also a radiator, extractor fan and wood effect vinyl.

Rear Porch

With wood effect vinyl and a half DG UPVC door leading out to the rear.

First Floor Landing

Bedroom One

12'0" x 9'10"

Having a radiator, telephone point, picture rail and a window to the front elevation.

Bedroom Two

10'4" x 8'7"

With a radiator, telephone point, picture rail and a window to the rear elevation.

Bedroom Three

8'8" max x 7'5"

Having a radiator, picture rail and a window to the front elevation.





Bathroom

5'11" x 4'8"

Fitted with a white suite comprising a panelled bath with electric shower over and shower curtain, wash basin and low suite w.c. There is also a radiator, wood effect vinyl, part tiled walls, and a window to the rear elevation.

Outside

There is a good sized courtyard garden to the rear with part paving, park decking and a wooden fence and side gate. There is also a paved area to the front with a hedge providing some privacy.

Council Tax

Bradford Metropolitan District Council Tax Band B.

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

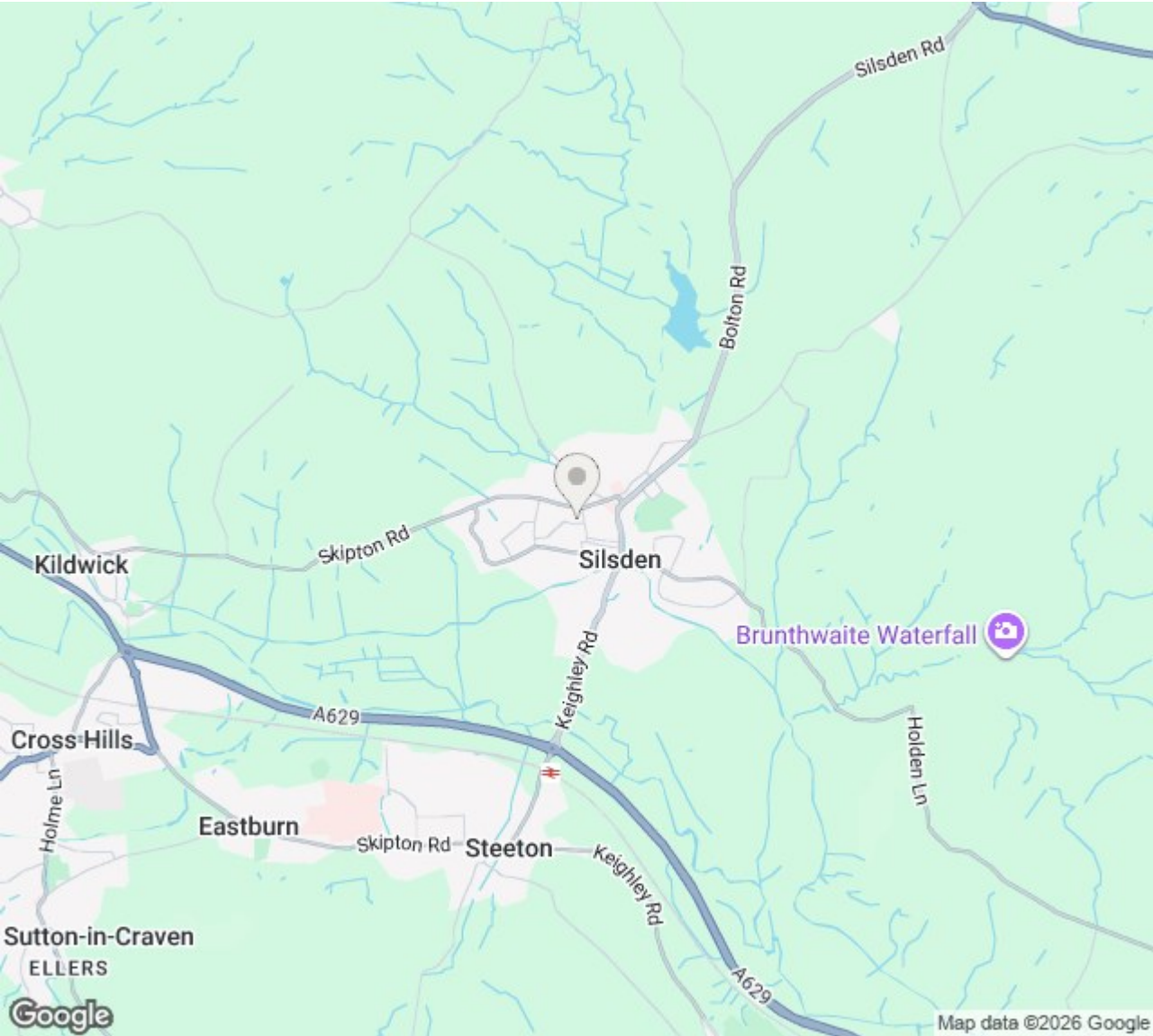
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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		84
(81-91) B		
(69-80) C		
(55-68) D	55	
(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