



- Cottage in Central Location
- Open Plan Living Area & Kitchen
- Double Bedroom
- Spacious Bathroom
- Enclosed Yard to the Rear
- EPC Rating: D
- Available Now
- Unfurnished

11 North Street, Cross Hills, Keighley, BD20 8AQ

This one bedroomed cottage is located in the heart of Cross Hills and offers accommodation briefly comprising an open plan living area and kitchen with a door leading out to an enclosed yard to the rear, double bedroom with built in wardrobe and spacious bathroom. Unfurnished. Available Now.

£600 PCM





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

Open Plan Living Room

17'5" x 13'5" overall + recesses

Comprising:

Sitting Room Area

Having a feature stone fireplace with wood burner style electric stove, television and telephone points and a window with Venetian blind to the front elevation.

Kitchen Area

Fitted with a range of wooden units with laminated work surfaces, tiled splash backs and stainless steel sink unit with mixer tap. There is an integrated electric oven with four ring halogen hob and cooker hood over, plus a washing machine and space for an under counter fridge. The kitchen also houses the boiler and has recessed spot lights, tiled floor, window to the rear elevation with a Venetian blind and a door leading out to an enclosed yard to the rear.

First Floor

Bedroom

11'7" x 9'4"

Having a built-in wardrobe with light inside, ceiling cornice, radiator and a window with Venetian blind to the front elevation.

Bathroom

8'7" x 8'0"

Fitted with a white suite comprising a panelled bath with shower over and a glazed screen, low suite w.c. and pedestal wash basin. There is also a useful built-in storage cupboard, light with shaver point, mirror-fronted cabinet, radiator, recessed spotlights, vinyl flooring, part tiled walls and a window with Venetian blind to the rear elevation.

Outside

There is a small enclosed area to the front and an enclosed yard to the rear.





Council Tax

North Yorkshire 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		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 and 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