WHITAKER CADRE LETTING SPECIALISTS

- Stunning Property with Long Distance Views
- Enclosed Lawned Garden
- Dining Kitchen
- Sitting Room with Woodburning Stove
- Snug
- Four Double Bedrooms
- Two Bathrooms
- Awaiting EPC
- Fully Furnished / Unfurnished

Beckfield Cottage Hawber Lane, Swartha, Silsden, BD20 0LP

£1,850 PCM

Nestled in the charming area of Swartha, Silsden, this delightful property offers a perfect blend of traditional character and modern comfort. Surrounded by picturesque scenery, this beautiful cottage briefly comprises a dining kitchen, two reception rooms, four bedrooms, two bathrooms, a lawned garden to the front and a gravelled courtyard to the rear. Silsden itself offers a range of amenities, including shops, school, restaurants and a park. Fully Furnished / Unfurnished.

The property, with lovely wooden doors, underfloor oil fired heating, double glazing and approximate room sizes comprises...

GROUND FLOOR

DINING KITCHEN

16'7" max x 12'8"

Fitted with a range of base and wall units having granite work surfaces and inset ceramic sink with mixer tap. Appliances comprise a range cooker with six ring gas hob and an integrated dishwasher. There are also exposed wooden beams, recessed spotlights and an attractive wooden floor. Door and window to the rear elevation.

SITTING ROOM

14'4" x 13'2"

The cosy sitting room has an attractive recessed fireplace with a woodburning stove and a wooden mantel. There are also built-in cupboards, a window seat, exposed wooden beams, wall lights and wooden floor. A window overlooks the lawned garden and a door leads out to a sheltered paved patio and the garden beyond.

SNUG

13'6" x 6'10"

Situated just off the kitchen the snug has a wooden floor, recessed spotlights, wall lights, exposed wooden beams and lintels and a window to the rear elevation.

FIRST FLOOR LANDING

With recessed spotlights. A utility cupboard has plumbing for a washing machine plus space and an outlet for a tumble dryer.

BEDROOM ONE

14'11" x 11'0" to wardrobes

This lovely spacious bedroom has a range of built in wardrobes along one wall providing plenty of storage, plus a wall-mounted television. The window has wooden shutters and provides a beautiful long distance view over the garden and the valley beyond.

BEDROOM TWO

11'6" x 10'4"

With wooden doors opening to a Juliet balcony to the rear elevation.

BATHROOM

11'2" x 6'10"

The spacious bathroom is fitted with a four piece suite comprising a bath with wall-mounted taps, wash basin and vanity unit, low suite w.c. and a large walk in shower with fixed screen and rainfall shower head. There is also an extractor fan, heated towel rail, mirror fronted cabinet, large recessed cupboard, recessed spotlights, tiled floor and a window with wooden lintel to the front elevation.

SECOND FLOOR LANDING

With recessed spotlights.

BEDROOM THREE

10'9" max x 9'10"

Having a recessed wardrobe, television point, Velux window with blind and exposed beams.

BEDROOM FOUR

13'1" max into recess x 9'1"

Having recessed storage, television point, recessed spotlights, Velux window with blind and exposed beams.

BATHROOM

8'2" x 6'1"

Fitted with a white suite comprising a free-standing bath with wall mounted tap & hand held shower head, pedestal wash basin, low suite w.c. and shower enclosure. There are also recessed spotlights, a mirror with light above and tiled floor.

GARDENS

There is a beautiful lawned garden to the front of the property with a sheltered paved patio, whilst to the rear there is a spacious gravelled courtyard with paved path.

PARKING

There is off street parking adjacent to the end house.

COUNCIL TAX

Bradford Metropolitan District Council Tax Band E.

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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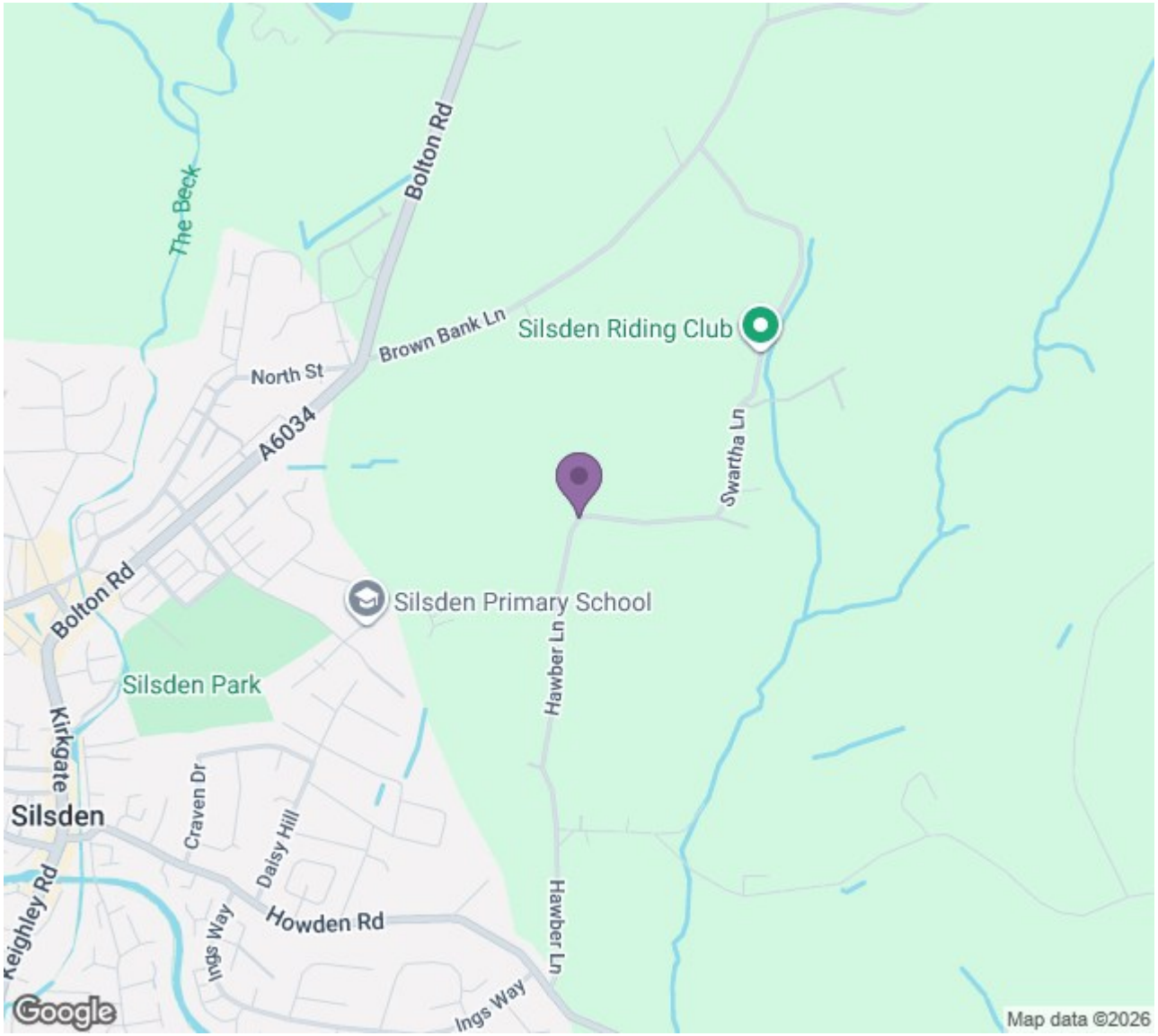

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements