



- Stone Mid Terrace
- Sitting Room
- Dining Kitchen
- Two Bedrooms
- Shower Room
- EPC Rating: C
- Unfurnished
- Available Now

## 14 Gibb Street, Cowling, Keighley, West Yorkshire, BD22 0BJ

This well presented mid terraced property has a welcoming well-proportioned sitting room, dining kitchen, two bedrooms and a shower room. Unfurnished.

**£695 PCM**





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

### **Sitting Room**

13'10" max x 12'11"

The welcoming sitting room has a feature fireplace with a small electric stove and mantel mirror, shelving, dado rail wood effect flooring and a window to the front elevation.

### **Dining Kitchen**

13'10" max x 13'8"

The spacious kitchen is fitted with a range of wooden base and wall units having cream tiled worksurfaces, tiled splash backs and an inset composite sink unit. Appliances comprise an integrated electric oven with gas hob and cooker hood over. There is also plumbing for a washing machine, cupboard housing the boiler. wood effect flooring, recessed spot lights, door leading out to the rear and windows to the rear and side elevation.

### **First Floor**

#### **Bedroom One**

13'11" max x 9'10"

A good sized double bedroom having wood effect flooring, useful built in cupboard with shelving, radiator and a window to the front elevation.

#### **Bedroom Two**

8'10" x 7'1"

Having wood effect flooring, radiator and a window to the rear elevation.

#### **Shower Room**

Fitted with a white suite comprising a recessed shower cubicle with electric shower, vanity unit with basin and a low suite w.c. Wood effect flooring, par tiled walls, mirror-fronted cabinet and a window to the rear elevation.

#### **Council Tax**

North Yorkshire Council (formerly Craven Council) Tax Band A.





### Agent Notes

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. 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

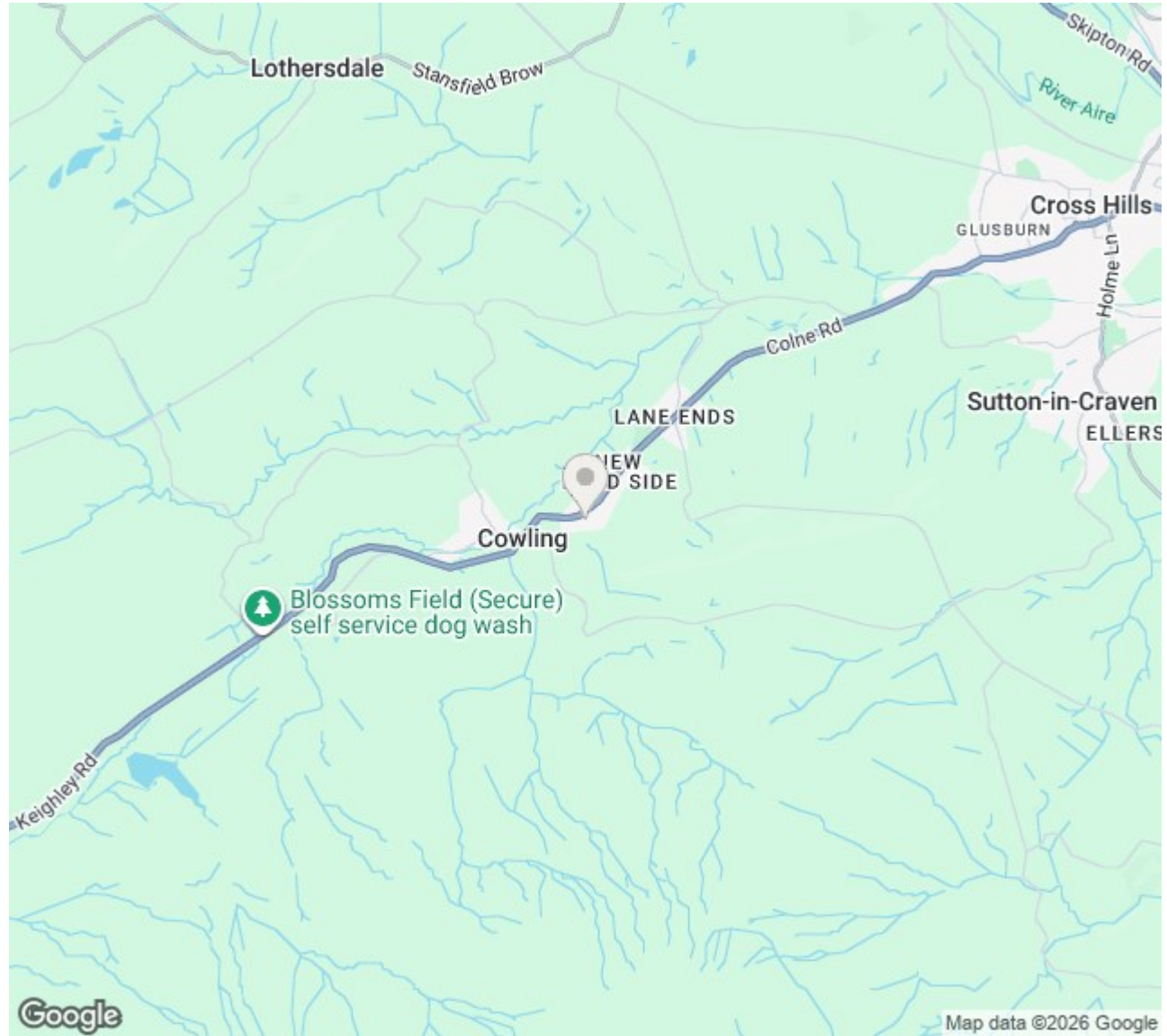
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

www.whitakercadre.com  
01943 328343  
info@whitakercadre.com

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