



- End Town House in Cul-de-Sac Location
- Two Reception Rooms
- Three Bedrooms
- House Bathroom
- South Facing Garden
- Available Mid August
- EPC Rating D
- Unfurnished

## 8 Vale Grove, Silsden, West Yorkshire, BD20 0BL

A well presented stone built end town house with two reception rooms, kitchen, three bedrooms, bathroom, driveway and lawned gardens, including a terrace to the rear. Cul-de-sac location. Unfurnished.

**£995 PCM**



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

#### **Hallway**

14'6" x 5'4"

Having laminate flooring, ceiling cornice, picture rail, radiator and a window to the front elevation. There is also an understairs storage cupboard.

#### **Sitting Room**

11'52 x 10'4"

Having an ornate stone feature fireplace, laminate flooring, wall lights, ceiling cornice, picture rail, radiator and a window to the front elevation.

An archway leads through to:

#### **Dining Room**

12'4" x 10'4"

Having a decorative wooden fire surround with cast iron fireplace, three wall lights, laminate flooring, ceiling cornice, picture rail, fitted storage to the alcove and a window to the rear elevation.

#### **Kitchen**

Fitted with a range of base and wall units having wood effect laminate work surfaces, stainless steel sink unit with mixer tap and tiled splashbacks. Appliances comprise an integrated electric oven and four ring gas hob with cooker over. Laminate flooring, ceiling cornice, door leading out to the rear garden and a window to the rear elevation.

#### **Bedroom One**

11'7" x 9'6"

Having stripped wooden floorboards, fitted cupboards, radiator and a window to the front elevation.

#### **Bedroom Two**

12'5" x 10'4"

Having stripped wooden floorboards, radiator and a window to the rear elevation.

#### **Bedroom Three**

7'8" x 6'4"

With stripped wooden floorboards, radiator and a window to the front elevation.

#### **Bathroom**

9'5" x 5'6"

Fitted with a white suite comprising a panelled bath with mixer shower over, pedestal wash basin and low suite w.c. There is also a radiator and mirror. Fully tiled.





### Garden

The property has a lawned area to the front whilst to the rear there is a terrace and a lawned garden.

### Driveway

A driveway provides off street parking.

### Council Tax

Bradford Metropolitan District Council Tax Band B.

### Note

Please note that the photographs used were taken prior to the current tenancy.

### 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

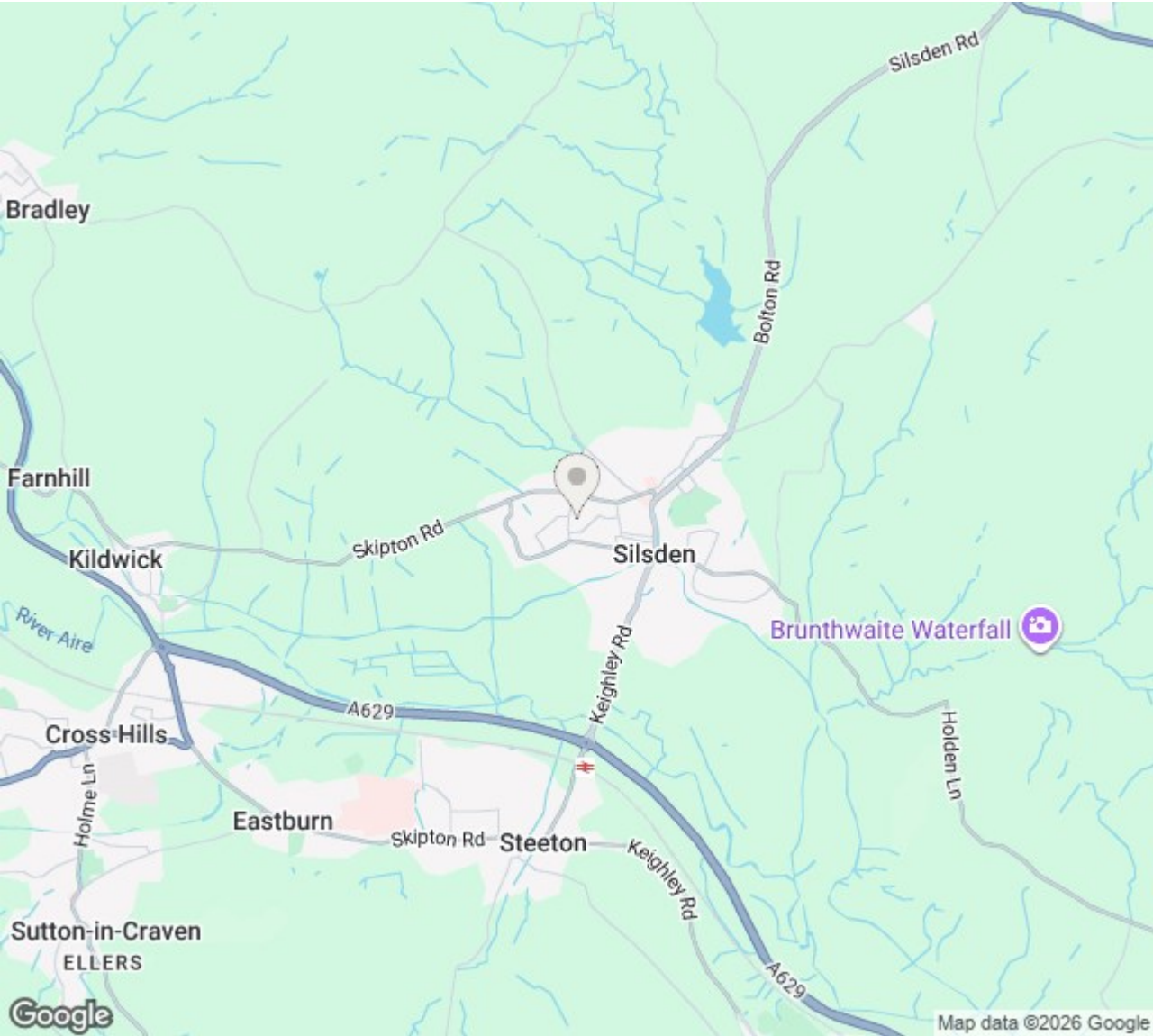
1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork 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) <b>A</b>                          |                            | <b>85</b>                                                                         |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            | <b>64</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<br>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