



# Davies Properties



## 13 Hollin Terrace, Shipley, BD18 2HB

**£750 PCM**

Welcome to Hollin Terrace, Shipley! As you step inside, you are greeted by a spacious open plan living room and kitchen, perfect for entertaining guests or simply relaxing after a long day.

The property boasts a generously sized bathroom complete with a bath and separate walk-in shower, offering you the ideal space to unwind. Additionally, the enclosed rear yard provides a private outdoor area where you can enjoy a morning coffee or simply relax in the summer months.

Located in the heart of Shipley, this property offers convenience and comfort in equal measure. With easy access to local amenities, schools, and transport links, you'll find everything you need right at your doorstep.

Don't miss out on the opportunity to make this house your home. Book a viewing today and envision the endless possibilities that this delightful property has to offer.

## LOWER GROUND FLOOR

### Cellar Room 1 14'1" x 6'11" (4.29m x 2.11m)

Double glazed window to the front, gas and electric meters, Belfast style sink unit with tap, power and light.

### Cellar Room 2 7'8" x 7'3" (2.34m x 2.21m)

With wall-mounted gas boiler, power and light.

## GROUND FLOOR

### Entrance Hall

Double glazed entrance door to the front, radiator, laminate flooring and staircase to the first floor.

### Lounge 11'5" x 11'3" (3.48m x 3.43m)

With a uPVC double glazed window to the front elevation, living-flame gas fire (capped off) having a wooden surround and set on a marble hearth. Radiator, television and telephone points and coved ceiling.

### Dining Kitchen 11'10" x 10'7" (3.61m x 3.23m)

With a range of wall and base units in white with work-surfaces over. One and a half bowl stainless steel sink unit with mixer tap. Part-tiled walls, plumbing for washing machine, double glazed window to the rear and gas cooker.

### Rear Vestibule

With a double glazed door to the rear and access to the cellar.

## FIRST FLOOR

### Landing

Access to the loft space and built-in cupboard.

### Bedroom One 11'4" x 8'10" (3.45m x 2.69m)

With a double glazed window to the front elevation and a central heating radiator.

### Bedroom Two 10'9" x 9'4" (3.28m x 2.84m)

With a uPVC double glazed window to the rear elevation, central heating radiator, laminate flooring and built-in wardrobes and cupboards.

### Bathroom

With a white suite comprising of corner panelled bath having a hand held shower attachment, sink incorporated within high gloss white unit and step-in shower cubicle. Down lighters, part tiled walls, uPVC double glazed window to the front elevation, chrome heated towel rail and part wood panelled walls.

### W/C

With a white low-level W/C, uPVC double glazed window to the rear elevation and radiator.

## EXTERIOR

There is an enclosed paved area to the front and enclosed patio style garden to the rear with gated access.

## OTHER INFORMATION

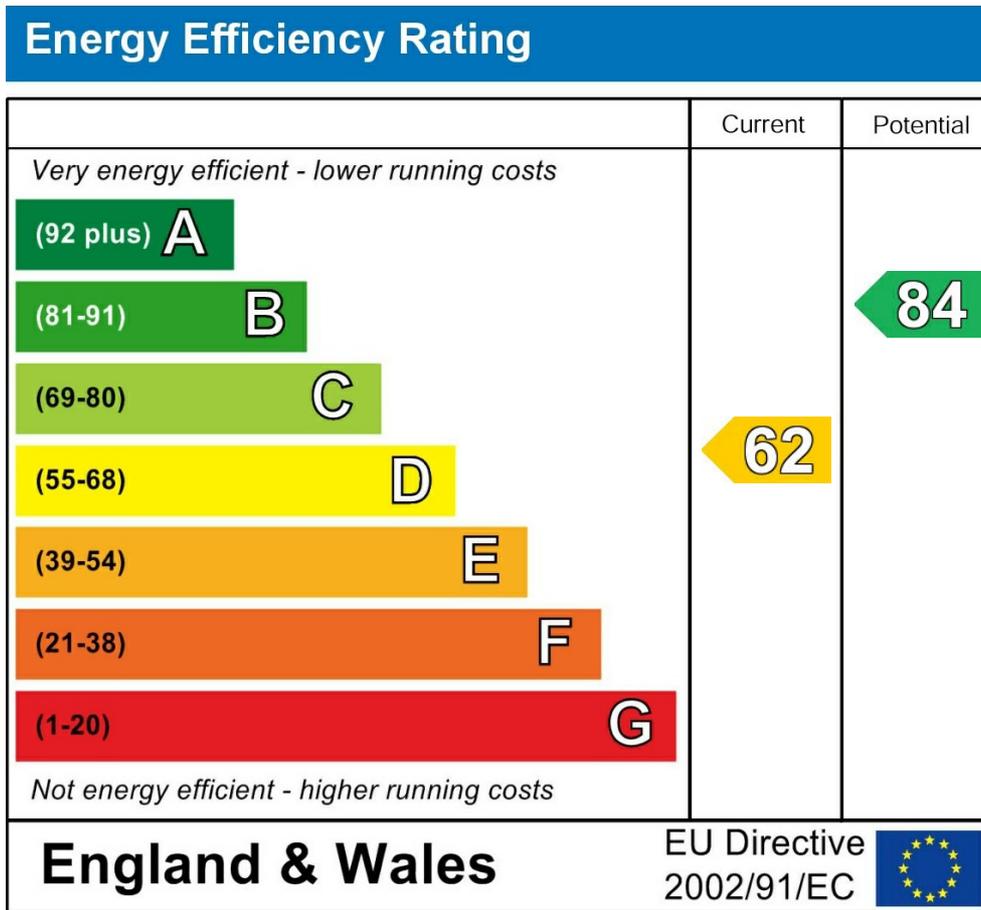
~ Bond: £865.00

~ Council Tax Band 'B'

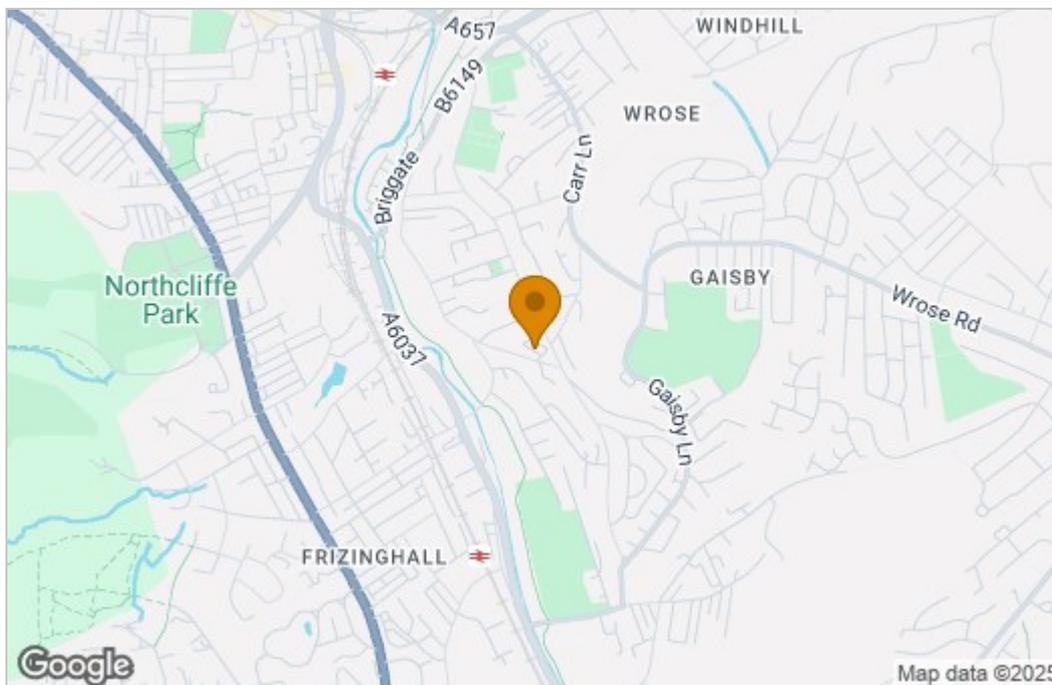
~ No smokers

~ Small pets considered on a case by case basis

## Energy Efficiency Graph



### Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.