



17 Holywell Road, Shipley View, DE7 9HH

**£695 Per calendar month**

RENSHAW ESTATES are Excited to offer this Two Bedroom Mid Townhouse \* AVAILABLE NOW \*  
Lounge \* BREAKFAST KITCHEN \* Conservatory \* POPULAR SHIPLEY VIEW LOCATION \* Rear  
Garden \* DRIVEWAY \* UPVC Double Glazed \* Gas Central Heating \* SUITED TO PROFESSIONALS\*  
No Pets \*



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## **LOUNGE 4M X 3.7M (13'1" X 12'2")**

UPVC double glazed door and bow window, radiator, stairs to first floor, feature fireplace with electric fire.

## **BREAKFAST KITCHEN 3.7M X 2.4M (12'2" X 7'10")**

UPVC double glazed door, window, radiator, wall and base units with roll edge worktops, breakfast bar, stainless sink, electric oven and hob, extractor hood, feature cabinet lighting, appliances which are included but not part of the tenancy: Fridge freezer, dishwasher and washing machine.

## **CONSERVATORY 2.9M X 2.7M (9'6" X 8'10")**

UPVC double glazed French doors and windows.

## **LANDING**

Loft access.

## **BEDROOM 3.1M X 3.1M (10'2" X 10'2")**

UPVC double glazed window, radiator, range of fitted wardrobes and drawers, airing cupboard housing Baxi combination boiler.

## **BEDROOM 2.7M X 1.7M (8'10" X 5'7")**

UPVC double glazed window, radiator, wardrobes.

## **BATHROOM 1.8M X 1.6M (5'11" X 5'3")**

UPVC double glazed window, radiator, panelled bath with shower over, vanity wash basin and W.C., tiled walls, ceiling spotlights.

## **OUTSIDE**

Front: Slabbed driveway.

Rear: Enclosed garden with part artificial lawn, part laid to lawn, timber shed and patio area.

## **EPC INFORMATION**

Energy Efficiency Rating = D

## **CURRENT COUNCIL TAX BAND**

A

## **TENANT INFORMATION**

Bond £750

The minimum income required for our referencing company would be:- £20,850 per annum (2.5x the annual rent on this property) & for guarantors :- £25,020 Per annum (3x the annual rent).

A Holding Deposit of £100 is required in order for an application to be submitted. The deposit will be held for a maximum of 15 days unless an extension is agreed in writing. Following a successful application, the holding deposit will be transferred back to the tenant. If any false or misleading information is provided on the submission of an application, the holding deposit may not be refunded to the applicant.

One months rent is payable upfront along with the bond prior to the agreed move in date.

## **TENANT INFORMATION CONTINUED**

The tenant must have the correct insurances in place before moving in.

The Landlord has stipulated the following criteria for tenants: - SUITABLE FOR PROFESSIONALS, NO PETS

PLEASE NOTE: Any application will not be put forward until we have a copy of any potential tenants UK passport.

For applications not meeting our standard letting criteria other references maybe applicable. The cost of these will be discussed on an individual basis.

## **ADDITIONAL INFORMATION**

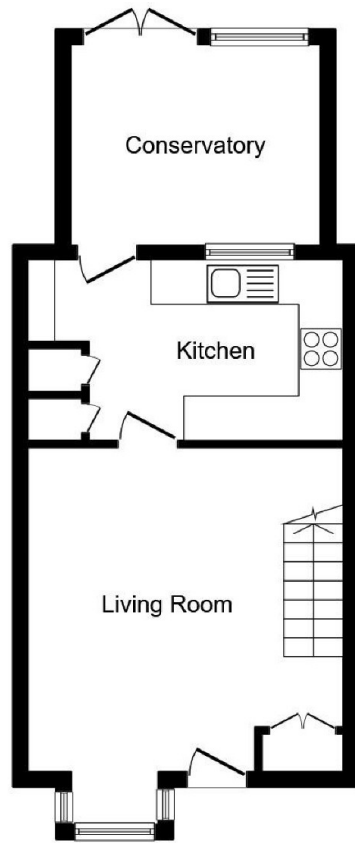
These particulars do not constitute any part of the offer or contract.

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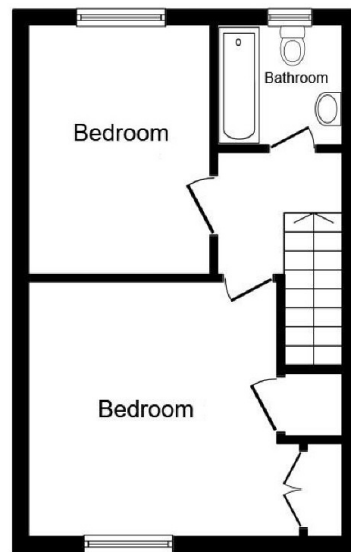
Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these details or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

We are members of the Property Redress Scheme: [www.theprs.co.uk](http://www.theprs.co.uk)





**Ground Floor**



**First Floor**