



## 24 Hope Street, Shelf, Halifax, HX3 7LG

£170,000



# 24 Hope Street, Halifax HX3 7LG

Welcome to this charming two-bedroom cottage, featuring on-street parking, a new boiler, and a well-maintained interior. Ideal for first-time buyers or small families, this home offers a comfortable and modern living environment.



Council Tax Band: A



Available on the market, this two-bedroom cottage boasts a well-maintained interior, on-street parking, new double glazing and composite door, and a new boiler and radiators. All windows have fitted shutters providing light control, added insulation, privacy, and kerb appeal. With a practical layout and modern amenities, it is perfect for first-time buyers or small families.

#### Ground Floor

**Entrance Hall:** Upon entering, you gain access to the kitchen on the left and the living room on the right.

**Kitchen:** Equipped with a range of wall and base units, integrating a cooker, hob, fridge/freezer, and washer/dryer. The kitchen is finished with laminate flooring and features a front-facing window.

**Lounge:** A spacious living area featuring stairs to a large storage cellar, a front-facing window, laminate flooring, and a multi-fuel burner.

#### First Floor

**Bedroom One:** A generous double bedroom featuring a front-facing window, fitted wardrobes to maximize space, carpet flooring, ample room for a double bed, and a fireplace with a multi-fuel burner.

**Bedroom Two:** Offers space for a double bed, carpet flooring, and additional bedroom storage or wardrobes.

**Bathroom:** Comprises a panelled bath with a shower above, WC, hand wash basin, and an obscured front-facing window.

#### Exterior

**Parking:** On-street parking available for residents and visitors.

**Additional Features:** The property includes a new boiler and radiators, ensuring efficient heating and hot water. All windows have fitted shutters, enhancing light control, insulation, privacy, and kerb appeal.

This delightful two-bedroom property combines modern amenities with a cozy living space, making it an excellent choice for those seeking a comfortable and inviting home.

#### Agent Notes & Disclaimer:

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy, and your solicitor must verify tenure/lease information, fixtures & fittings, and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.





