



9 Shelf Moor Road, Shelf, Halifax, West Yorkshire, HX3 7PQ
£950 Per Month

THREE BEDROOMS* MID TERRACE *TWO RECEPTION ROOMS

HAMILTON BOWER are pleased to offer to let this most impressive three bedroom family home situated in the heart of Shelf village. The property benefits from two reception rooms and off road parking. Located only a short walk to the local amenities of Shelf and local Primary schools. Comprising of entrance hallway, lounge, dining room, kitchen, sunroom, three first floor bedrooms and a shower room. The property has off road parking to the front and an enclosed paved garden to the rear.

EPC RATING - D

COUNCIL TAX BAND - B

ENTRANCE

Useful under stair storage cupboard.

LOUNGE

13'9" x 12'1" (4.21 x 3.7)

Spacious and light living area with a large bay window to the front aspect. Feature coal effect gas fire with a modern surround.

DINING ROOM

12'5" x 10'11" (3.8 x 3.33)

Good size second reception room currently used as a dining room that flows into the spacious lounge.

KITCHEN

13'1" x 5'10" (4 x 1.8)

Modern and stylish fitted kitchen with a range of fitted wall and base units with a contrasting work surface incorporating a stainless steel sink unit and mixer tap. Integrated fridge and freezer. Four ring gas hob, oven and extractor hood over. Window to rear aspect.

SUN ROOM

8'2" x 5'6" (2.5 x 1.7)

Useful added space to the rear of the property.

FIRST FLOOR

Landing.

BEDROOM ONE

12'1" x 9'10" (3.7 x 3)

Large double bedroom with a range of fitted wardrobes. Situated to the front aspect of the property with a large elevation window offering a flood of natural light.

BEDROOM TWO

11'1" x 9'10" (3.4 x 3)

Excellent second bedroom situated to the rear of the property with a large window to the elevation offering an abundance of natural light. Built in storage space.

BEDROOM THREE

8'6" x 6'6" (2.6 x 2)

Good size third bedroom with a window to the front elevation.

SHOWER ROOM

A well presented three piece bathroom suite with a corner shower unit, W.C and wash basin. Tiled flooring and to walls.

EXTERNAL

To the front of this well presented three bedroom terrace property is off road parking. To the rear there is an enclosed paved garden.

