



79 Shelf Hall Lane, Shelf, Halifax, HX3 7LT
Offers Over £200,000

Recently refurbished to a very high standard is this splendid **THREE BEDROOM** end of terrace located in the popular Shelf village. Boasting spacious room sizes, the property benefits from a large garden and off road parking.

Available with no onward chain is this three bedroom property which has undergone an extensive programme of improvements to now provide ready to move in accommodation. The residence has been finished to an excellent standard with a well equipped fitted kitchen with a range of integrated appliances and four piece bathroom suite with contemporary fittings. Off road parking is available and there is a large garden. The property is ideally located for access to the local amenities and transport links.

EPC RATING - D

COUNCIL TAX BAND - B

GROUND FLOOR

ENTRANCE HALLWAY

Entrance hallway with vinyl flooring, a central heating radiator and useful storage cupboard.

LOUNGE

Main reception space with two central heating radiators and double glazed window looking on to the garden.

DINING KITCHEN

A fabulous and spacious kitchen diner fitted with a range of modern wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include a fridge, freezer, dishwasher and an electric oven with gas hob and extractor fan over. Double glazed window, central heating radiator, vinyl flooring and a useful under stairs storage area.

FIRST FLOOR

LANDING

BEDROOM

Double bedroom with a double glazed window and central heating radiator.

BEDROOM

Double bedroom with a double glazed window and central heating radiator.

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A good size third bedroom with a double glazed window and central heating radiator.

BATHROOM


Modern fitted bathroom suite in white comprising of a bath, W.c, hand wash basin on a vanity unit and an enclosed shower cubicle. There is a large heated towel rail, double glazed window and vinyl flooring.

EXTERNAL

Off Shelf Hall Lane there is a parking space which could accommodate two vehicles. A passageway leads to the garden which is of a generous size with a patio area.

3D TOUR

Follow the link for access to the 3D Tour - <https://my.matterport.com/show/?m=UzKazbwYDuc>

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 