



41 West Street, Shelf, Halifax, HX3 7LN
£175,000

Offered with no onward chain is this TWO BEDROOM mid terrace cottage located in the ever popular Shelf. The property has been significantly extended to provide spacious living with the added benefit of a large rear garden.

EPC RATING - C

COUNCIL TAX BAND - A

GROUND FLOOR

KITCHEN

Stylish fitted kitchen with a range of wall and base units to three sides with an oak work surface over incorporating a stainless steel sink and mixer tap. There is an electric oven and a gas hob with extractor fan over. Two double glazed windows, central heating radiator and vinyl flooring.

INNER HALL

Open to the kitchen and leading to the stairs and lounge.

LOUNGE

Spacious main reception room with a feature fireplace with fitted electric fire. Central heating radiator and double glazed window to the sun room.

SUN ROOM

A versatile room which is currently used as a playroom/utility space with plumbing for a washing machine. There are double glazed windows, Velux skylight window, laminate flooring, a central heating radiator and door to the rear garden.

BATHROOM

Ground floor bathroom fitted with a three piece suite in white comprising of a low flush W.c, hand wash basin and bath. Vinyl flooring, central heating radiator and two double glazed windows.

FIRST FLOOR

LANDING

BEDROOM

Double bedroom to the front elevation with fitted mirrored wardrobes, a central heating radiator and a double glazed window.

EN-SUITE

Stylishly fitted with a shower are with glass screen, low flush W.c and hand wash basin.

BEDROOM

Second bedroom, to the rear elevation with a double glazed window and central heating radiator.

EXTERNAL

To the rear of the property there is a large garden with lawn, established plants and shrubs and a decking area providing the perfect surroundings to enjoy the external space.

