



**9 West Street, Shelf, Halifax, West Yorkshire, HX3 7LN**  
**Offers Over £149,950**

HAMILTON BOWER are pleased to offer FOR SALE this well-presented DOUBLE FRONTED TWO BEDROOM TERRACE PROPERTY with off-street parking located in the ever popular location of Shelf - HX3. With two off-street parking spaces, a generous dining lounge, and within close proximity to local schools, expect this property to be popular with a wide range of prospective buyers including first-time purchasers. Internally comprising; entrance hall, kitchen, dining lounge, two first floor bedrooms, bathroom and loft. Externally the property leads onto a generous courtyard where the parking spots can be located. The property benefits from gas central heating and double glazing throughout and has been recently improved in parts by the current owner.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY



## ENTRANCE LOBBY

Useful entrance area.

## LOUNGE/DINING

14'0" x 12'4" (4.29 x 3.77)



Spacious dining lounge with a view to the front of the property, open staircase to first floor, and overhead ceiling beams. With a central wood-burning fireplace with stone hearth, space for a suite and family dining table with chairs as seen.

## KITCHEN

12'4" x 6'6" (3.77 x 2)



Cooking kitchen with vinyl flooring and a view to the front of the property.

Fitted with a good range of matching units with complementary worktops and tiled splashbacks.

Appliances include - oven/grill, gas hob with overhead extractor, sink with drainer, plumbing for a washing machine.

## LANDING

Double glazed window and loft access.

## BEDROOM

13'9" x 11'1" (4.21 x 3.4)

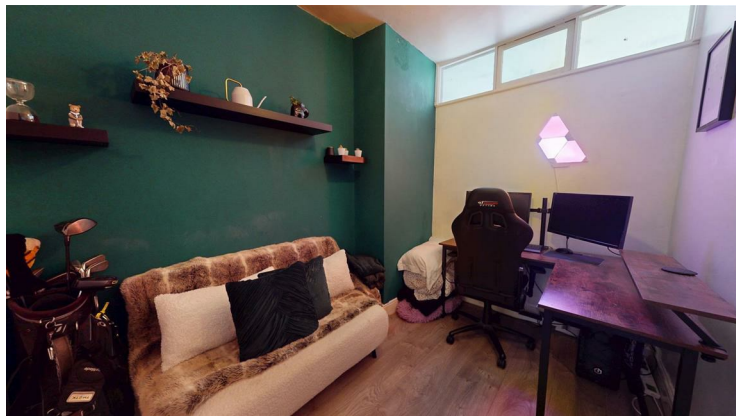


Generous primary bedroom with a view to the front and full-length walk-in/mirrored wardrobes offering generous storage space.

With ample room for a large bed, side tables and dressing table.

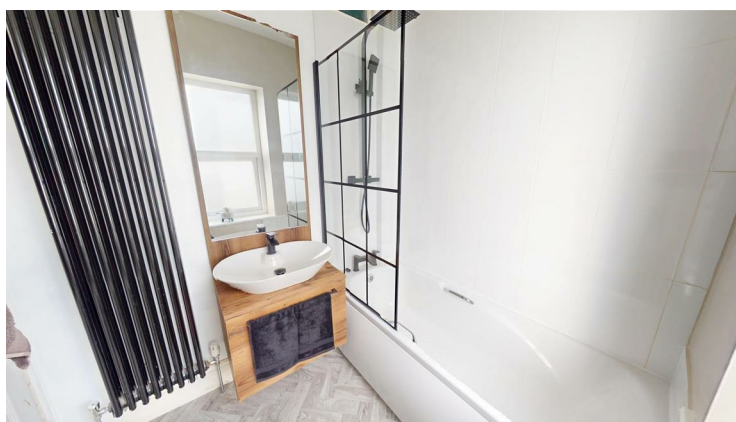
## BEDROOM

7'4" x 7'1" (2.26 x 2.18)



Second bedroom, a single room ideal for a child's bedroom or home office as seen.

## BATHROOM



Matching white three-piece bathroom recently improved by the current owners.

With new tiling, bath with overhead shower, wash basin with fitted unit, wc and new radiator.

## EXTERNAL



The property has parking spaces for two cars in a pleasant courtyard setting.

