



8 Spring Head, Shelf, Halifax, HX3 7NS
£175,000

Significantly extended TWO BEDROOM MID TERRACE located on the ever popular Spring Head in Shelf. Boasting spacious room sizes and a high quality finish throughout, internal viewing is essential to appreciate all that is on offer.

EPC RATING - D

COUNCIL TAX BAND - A

The property has been lovingly improved and maintained by the current owner to provide a fantastic home for a variety of potential purchasers and retains many cottage features whilst offering ample space. Being well located close to Shelf Park and the village amenities, the excellent transport links provide convenient access to the centres of Halifax and Bradford and the surrounding motorway network. Benefits include gas central heating, double glazing and an intruder alarm system.

There is a yard to the rear accessed through a passage to the side of the property. To the front an enclosed paved area providing outdoor seating options.

GROUND FLOOR

ENTRANCE

Entrance vestibule with a high quality composite door, central heating radiator, double glazed window and laminate flooring.

LOUNGE

Large main reception space with a splendid fire surround and hearth, a double glazed window and three central heating radiators. There are open stairs with a feature exposed brick wall.

DINING

Open to the living space, a dining area with a double glazed window and a central heating radiator.

KITCHEN

High quality fitted kitchen with a range of wall and base units to three sides with a granite work surface over incorporating a one and a half bowl stainless steel sink and mixer tap. Integrated appliances include a microwave and a double electric oven with four ring gas hob and extractor fan over. Double glazed window, central heating radiator, laminate flooring and door to the cellar.

CELLAR

Useful storage space with power and light.

FIRST FLOOR

LANDING

BEDROOM

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

EN-SUITE

Generously sized en-suite comprising of a low flush W.c, hand wash basin and shower set within a glass screened cubicle. There are ample cupboards providing storage options, a double glazed window and central heating radiator.

BEDROOM

A second double bedroom with fitted wardrobes, a central heating radiator and pleasant views over the park from the double glazed window.

BATHROOM

Another well proportioned room fitted with a W.c and hand wash basin set within a substantial cupboard and shelving unit. There is a bath with a hand held shower. Vinyl flooring, a heated towel rail and double glazed window.

EXTERNAL

