



23 Shelf Hall Lane, Shelf, Halifax, West Yorkshire, HX3 7NA
£160,000

A splendid TWO BEDROOM mid terrace located in a popular residential location in the village of Shelf. The property is immaculately presented with the added benefit of a generously sized garden. Internal inspection is essential to appreciate the clever use of space and standard of finish.

EPC RATING - D

COUNCIL TAX BAND - A

GROUND FLOOR

DINING KITCHEN/LIVING

The ground floor comprises of an open plan space which accommodates sitting, dining and kitchen areas. There is a fitted kitchen which comprises of a range of wall and base units with a contrasting work surface over which extends to form breakfast bar seating providing ample dining options. There is an integrated double electric oven with gas hob and extractor fan over and plumbing for a washing machine. The room is finished with oak effect laminate flooring, a central heating radiator and double glazed windows to both front and rear. Access to cellar.

CELLAR

Useful storage space.

STAIRS

Central heating radiator and stairs to the first floor.

FIRST FLOOR

LANDING

Loft access.

BEDROOM

Generously sized double bedroom having ample space for a large bed and wardrobes. Feature exposed stone, double glazed window and a central heating radiator.

BEDROOM

A second bedroom, to the rear elevation with a double glazed window, central heating radiator and built in storage cupboard.

BATHROOM

Fitted three piece bathroom suite in white comprising of a low flush w.c, hand wash basin and bath with shower and screen over. Laminate flooring, central heating radiator and double glazed window.

EXTERNAL

The property benefits from splendid outdoor space. Initially when leaving the property there is a large patio area which leads to an enclosed garden with lawn, mature plants and shrubs and to the end of the garden a decking area providing a pleasant seating space.

