



7 Witchfield Hill, Shelf, Halifax, HX3 7QH £695 Per Calendar Month

A pleasant mid terrace property ideally located in the ever popular Shelf. This two bedroom home is well presented with a modern dining kitchen and bathroom, gas central heating, double glazing and off road parking.



COUNCIL TAX BAND - A

EPC RATING - D

GROUND FLOOR

ENTRANCE PORCH Useful entrance area.

LOUNGE Electric wall mounted fire and open stairs to the first floor

KITCHEN

Fitted with a range of wall and base units, worktops with sink and drainer. Oven, hob and extractor, plumbing for washer. Understair store area and space for breakfast table

FIRST FLOOR

LANDING Housing boiler and provides loft access

BEDROOM

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

BEDROOM

A second bedroom with a double glazed window and central heating radiator.

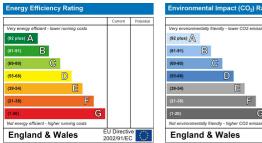
BATHROOM

Fitted with a modern three piece white suite, fully tiled with shower over bath, sink and W.C

EXTERNAL

Off road parking area to the front, access rights over shared area to the rear





Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🛕		
(81-91)		
(69-80) C		
(55-68) D		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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