



**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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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