



46 West Street, Shelf, Halifax, West Yorkshire, HX3 7LN Offers Over £100,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this STONE BUILT ONE BEDROOM COTTAGE located in Shelf, Halifax - HX3. With its ideal village location and no onward sale chain, we expect this property to be popular with first-time buyers. Internally comprising; entrance porch, living/dining area, kitchen, spacious double bedroom, bathroom. The property has recently undergone improvements by the current owner - new roof including stripping of main roof, laying new Cromar air top grade breathable felt to the full roof re laid original stone slates, new lead shakers and flashing plus installation of twinplas guttering system, also a new composite front door with high security ultion 3 diamond lock. Also benefitting from double glazing and central heating throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Lounge

15'3" x 13'8" (4.656 x 4.176)



Spacious lounge to the front of the property with entrance vestibule and brick surround fireplace. Offering ample room for a large suite and entrance to the kitchen and cellar.

Kitchen

6'7" x 6'3" (2.013 x 1.906)



Cooking kitchen to the rear of the property with side view to the rear.

Fitted with a range of matching cream gloss units with complementary worktops and tiled splashbacks. Appliances - electric hob with overhead extractor, oven/grill, sink with drainer, plumbing/power for further appliances.

FIRST FLOOR

Bedroom

11'0" x 13'3" (3.358 x 4.045)



Good-sized double bedroom with a view to the front elevation. Fitted with full-length wardrobes to one side and offering space for a double bed with side tables.

Nearby properties have accommodated two bedrooms into a similar square footage if preferable to a buyer (STPC).

Bathroom

7'9" x 7'0" (2.360 x 2.141 (2.34 x 2.13))



Tiled bathroom with airing cupboard and frosted window to the rear.

Fitted with a matching three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



Parking easily accessible to the front of the property.

