



17 Carr House Lane, Shelf, Halifax, HX3 7RB
£750 Per Calendar Month

A splendid one bedroom DETACHED BUNGALOW ideally located in the popular Shelf, Halifax. The property is tastefully decorated throughout with modern fixtures and fittings and spacious room sizes. There is ample space to the front for off road parking and to sit out and enjoy the fresh air.

EPC RATING - D

COUNCIL TAX BAND - A

ENTRANCE HALLWAY

With tiled flooring and loft access.

LOUNGE

Light and spacious lounge with double glazed sliding doors to the front. Central heating radiator and electric fire set within a decorative surround.

KITCHEN

Modern fitted kitchen comprising of a range of wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with gas hob and extractor over. Integrated washer dryer. Tiled flooring, central heating radiator and a double glazed window.

BEDROOM

Generously sized double bedroom with a central heating radiator and double glazed window.

BATHROOM

Stylish fitted bathroom suite comprising of a low flush WC and hand wash basin set within a vanity combination unit and a bath. Tiled flooring, double glazed window and a central heating radiator.

EXTERNAL

Paved area to the front providing off road parking and space to enjoy the outdoors.

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

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