



35 Wade House Road, Shelf, Halifax, HX3 7NU
£795

Recently modernised to an exceptional standard is this TWO BEDROOM mid terrace ideally located in the popular village of Shelf. Well positioned to access the excellent transport links, Shelf Park and local amenities, the property offers high end fixtures and fittings throughout with the added benefit of a cellar and paved front garden.

COUNCIL TAX BAND - A

EPC RATING - D

GROUND FLOOR

OPEN PLAN LOUNGE/KITCHEN

A splendid open plan space with ample room for a seating and dining. There is a fitted kitchen comprising of a range of wall and base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include an electric oven with gas hob and extractor fan over, a washer dryer and a fridge freezer. There is a breakfast bar seating area. Three double glazed windows, two central heating radiators and laminate flooring.

CELLAR

A useful storage cellar.

FIRST FLOOR

LANDING

Boiler cupboard, further storage, a central heating radiator and a double glazed window.

BEDROOM

Double bedroom to the front elevation with high quality flooring a double glazed window and a central heating radiator.

BEDROOM

A second bedroom, to the rear elevation with high quality flooring, a double glazed window and a central heating radiator.

BATHROOM

Fitted with a bath with shower and screen over and a hand wash basin on a vanity unit.

WC

Low flush WC and hand wash basin.

EXTERNAL

To the front a paved yard.

