



89 Cooper Lane, Shelf, Halifax, HX3 7RG
£160,000

Offered with NO ONWARD CHAIN is this spacious ONE BEDROOM COTTAGE with off road parking. The property is arranged to the ground floor and would suit a variety of potential purchasers. Situated in the popular location of Shelf and within walking distance of amenities, shops and bus routes.

EPC RATING - D

COUNCIL TAX BAND - A

GROUND FLOOR

ENTRANCE HALLWAY

Hallway with laminate flooring, double glazed window and a central heating radiator.

LOUNGE

Large main reception room with a feature fireplace and surround, double glazed window with window seating, built in storage, central heating radiator and laminate flooring.

KITCHEN

Fitted wall and base units with a contrasting work surface over incorporating a sink and mixer tap. Double glazed window, central heating radiator and laminate flooring.

BEDROOM

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

BATHROOM

Fitted with a low flush WC, hand wash basin and a shower set within a curved glass screened cubicle. Double glazed window, central heating radiator and vinyl flooring.

CELLAR

Useful storage space.

EXTERNAL

Parking to the front elevation and further space to the side. There is a gravelled garden to the rear with a garage providing further storage and parking options.

