



Shelf Hall Lane, HALIFAX HX3 7NA

welcome to

Shelf Hall Lane, HALIFAX

A two bedroom-terraced property situated in Shelf. Located close to local amenities, school, and transport links. The property is fully central heated and double glazed throughout and would be ideal for a first-time buyer. Call us now to book your viewing!



Ground Floor Room

The ground floor room would be ideal for extra storage.

Lounge

15' 7" x 15' 11" (4.75m x 4.85m)

The lounge comprises of carpet flooring, ceiling light points, gas central heating radiator, log burner.

Kitchen

The kitchen comprises of vinyl flooring, matching wall and base units with work top over, fitted oven with hob, UPVC double glazed window to the rear elevation.

Bedroom One

15' 7" x 9' 7" (4.75m x 2.92m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bedroom Two

9' 5" x 6' 7" (2.87m x 2.01m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of vinyl flooring, tiled walls, gas central heating radiator, low level W/c, panelled bath pedestal wash basin, UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from a yard to the front and to the rear there is a large garden.



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welcome to

Shelf Hall Lane, HALIFAX

- MID-TERRACED TWO BEDROOM PROPERTY
- ***OFFERS OVER £140,000***
- LOCATED IN THE HIGHLY SOUGHT AFTER AREA OF SHELF
- YARD & LARGE GARDEN
- LOCATED CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over.

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114536 - 0003

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