



18 Cross Lane, Shelf, Halifax, West Yorkshire, HX3 7LW £700 Per Calendar Month

HAMILTON BOWER are pleased to offer TO LET this well-presented TWO BEDROOM TERRACE PROPERTY located in Shelf, Halifax - HX3. With off-street parking and open-plan living, we expect this property to be popular with a wide range of prospective tenants. Internally comprising; entrance, living/dining, kitchen, two bedrooms and bathroom. The property has gas central heating, double glazing and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY



Entrance

Entrance vestibule with space for a coat/shoe store.

Kitchen

Well-presented kitchen with a good range of matching units with complementary worktops and tiled splashbacks.

Appliances include - gas hob with overhead extractor, oven/grill, sink with drainer.

Plumbing and power are available for further appliances.

Living/Dining

Open-plan living/dining area centred around a gas fireplace with ample room for a large suite.

Bedroom

Double bedroom with a view to the front, offering fitted cupboards and space for a large bed.

Bedroom

Single bedroom, with space for a bed or to be used as a home office if preferable.

Bathroom

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

External

Lawned garden to the front of the property with space for a table with chairs,

Driveway offering space for one car to be parked off-street.

