



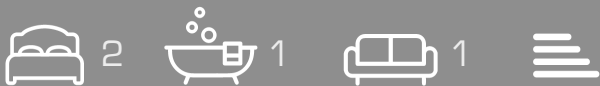
43 West Street, Shelf, Halifax, HX3 7LN

£950

- : Desirable Location
- : Modern Dining Kitchen
- : 2 Double Bedrooms
- : No Smokers No Pets
- : Easy Access to Halifax & Bradford
- : Attractive Accommodation
- : Modern Bathroom
- : Garden
- : Bond 1050
- : Viewing Essential

43 West Street, Halifax HX3 7LN

This stone built two bedroomed period cottage provides attractive unfurnished accommodation in this highly desirable and convenient residential location. The property briefly comprises an entrance vestibule, lounge, dining kitchen, cellar, two double bedrooms, bathroom, gardens, uPVC double glazing and gas central heating. The property provides excellent access to Halifax, Bradford and the local amenities of Shelf and Northowram. Very rarely does the opportunity arise to rent a cottage in this location and an early appointment to view is strongly advised.



Council Tax Band: A



ENTRANCE VESTIBULE

With laminate wood floor, door opens to the

LOUNGE

14'6" x 14'9"

With uPVC double glazed window to the front elevation, feature ingle nook fireplace with electric fire, beams to ceiling, one TV point, one single radiator and laminate wood floor.

From the Lounge a door to a

SMALL INNER HALL

Access to the

DINING KITCHEN

13'10" x 10'9"

With fitted wall and base units incorporating matching wood work surfaces, white enamel Belfast sink unit with mixer tap, Rangemaster Multi-fuel cooking stove, plumbing for washing machine and dishwasher. The kitchen has matching splash backs with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, inset spotlight fittings, one single radiator, uPVC double glazed rear entrance door opening onto the rear garden.

From the Inner Hall a door opens to

KEEP CELLAR

Providing useful storage facilities.

From the Lounge a door opens to stairs with fitted carpet leading to the

FIRST FLOOR LANDING

With fitted carpet. Door to

BEDROOM ONE

13'10" x 10'9"

With uPVC double glazed window to the rear elevation, built-in cupboard housing the central heating boiler, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO

15'3" x 9'10"

With uPVC double glazed window to the front elevation, built-in wardrobes to one wall, door to further built-in wardrobe, one single radiator and a fitted carpet.

From the Landing a door opens to

BATHROOM

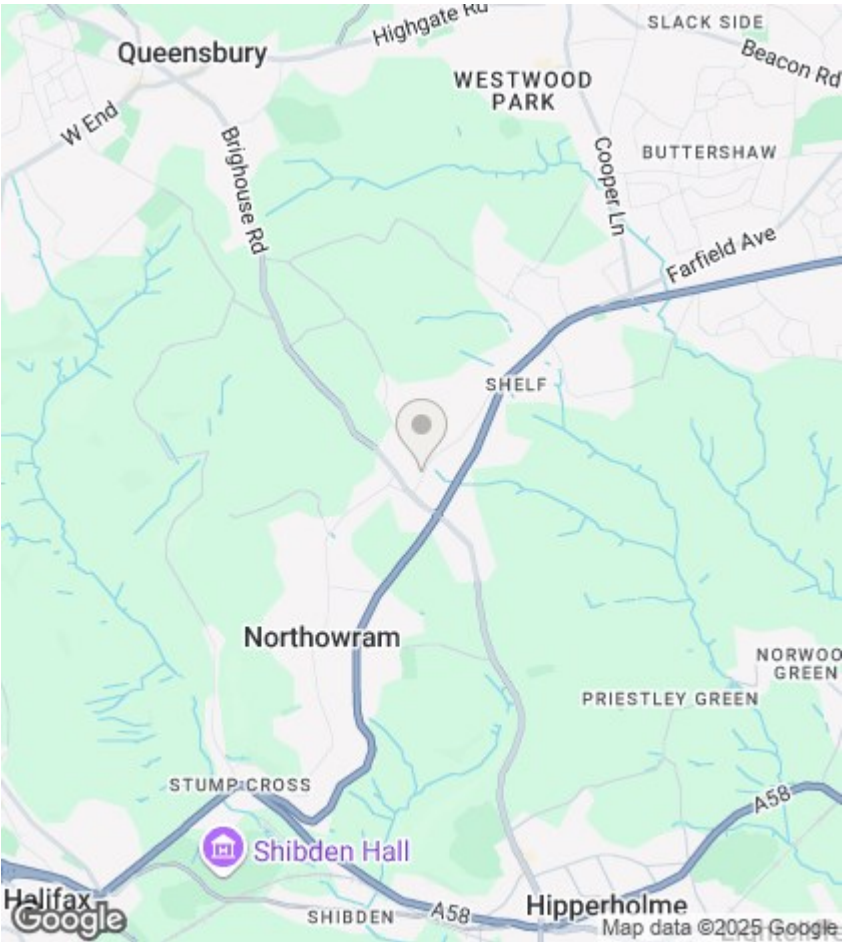
With white three piece suite comprising pedestal wash basin, low flush W.C. and panelled bath with shower unit. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, heated towel rail/radiator.

GENERAL

The property has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and in council tax band A

EXTERNAL

to the front of the property there is a small walled garden with path leading to the front entrance door, to the rear of the property there is a larger enclosed garden with artificial turfed lawn and patio area.



Directions

SAT NAV HX3 7LN

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

| 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 |