



**3 West Street, Shelf, Halifax, West Yorkshire, HX3 7LN**  
**Offers In The Region Of £110,000**

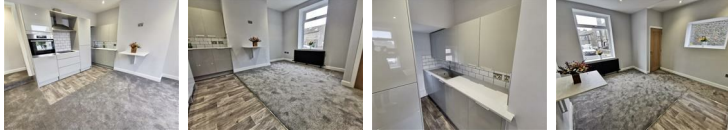
HAMILTON BOWER are pleased to offer FOR SALE this most impressive ONE DOUBLE BEDROOM THROUGH BY LIGHT cottage in the village of Shelf. Comprising of entrance hallway, open plan lounge and kitchen area, large double bedroom to the first floor and a stunning shower room suite. The property represents an ideal investment opportunity with a sitting tenant currently paying £7,620 per year.

## ENTRANCE

Hallway.

## OPEN PLAN LOUNGE/KITCHEN

14'7" x 13'5" (4.469 x 4.103)



Spacious, light and ultra modern open plan living and kitchen area. Ultra modern fitted kitchen with a range of wall and base units, contrasting work surface incorporating a sink unit, integrated fridge, washer and dishwasher.

## FIRST FLOOR

Glass balastraid leading to bedroom.

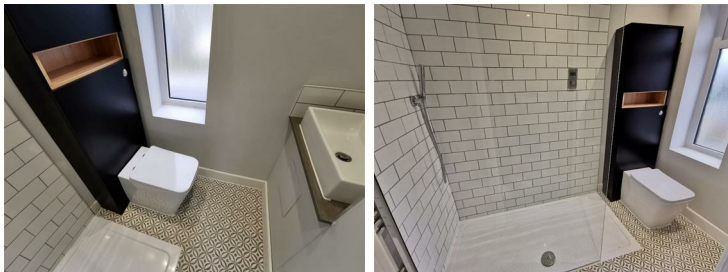
## BEDROOM

15'1" x 12'0" (4.621 x 3.677)



Stunning large double bedroom with a large window to the front elevation offering an abundance of natural light. Feature mirror fronted wardrobes.

## SHOWER ROOM




Stylish and modern shower room with a double walk in shower, W.C and wash basin. Finished with a white metro tile. Frosted window to rear elevation.

## EXTERNAL



Low maintenance yard to the front. On street parking.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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