



20 Shelf Hall Lane, Shelf, Halifax, HX3 7NA
£875 Per Month

Splendid TWO BEDROOM mid terrace ideally positioned in the village of Shelf with access to the excellent local amenities and transport links. The property has been much improved with modern kitchen, bathroom and decoration throughout.

EPC RATING - TBC

COUNCIL TAX BAND - B

GROUND FLOOR

ENTRANCE HALL

Entrance area with a central heating radiator and laminate flooring.

LOUNGE

A lovely main reception room with double glazing to the bay window. Feature electric fire with surround and laminate flooring.

KITCHEN

Well fitted kitchen comprising of a range of wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with ceramic hob over. Double glazed window, vinyl flooring, central heating radiator and door to the rear. There is a large walk in cupboard providing ample storage options.

FIRST FLOOR

LANDING

BEDROOM

Double bedroom to the front elevation with built in closet, double glazed window and central heating radiator.

BEDROOM

To the rear elevation with a double glazed window, central heating radiator and built in storage.

BATHROOM

Good quality fitted suite comprising of a low flush wc, hand wash basin and shower housed within a glass screened cubicle. Vinyl flooring and a double glazed window.

EXTERNAL

To the front a splendid mature garden with lawn. To the rear there is a paved garden. There is a designated parking space at the rear.

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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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