



**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**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
HFX114536 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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