



46 West Street, Shelf, Halifax, West Yorkshire, HX3 7LN  
By Auction £70,000

FOR SALE BY THE MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION....STARTING  
PRICE £70,000 PLUS RESERVATION FEE'S APPLY

## GROUND FLOOR

### Lounge

15'3" x 13'8" (4.656 x 4.176)



Spacious lounge to the front of the property with entrance vestibule and brick surround fireplace. Offering ample room for a large suite and entrance to the kitchen and cellar.

### Kitchen

6'7" x 6'3" (2.013 x 1.906)



Cooking kitchen to the rear of the property with side view to the rear. Fitted with a range of matching cream gloss units with complementary worktops and tiled splashbacks. Appliances - electric hob with overhead extractor, oven/grill, sink with drainer, plumbing/power for further appliances.

## FIRST FLOOR

### Bedroom

11'0" x 13'3" (3.358 x 4.045)



Good-sized double bedroom with a view to the front elevation. Fitted with full-length wardrobes to one side and offering space for a double bed with side tables. Nearby properties have accommodated two bedrooms into a similar square footage if preferable to a buyer (STPC).

### Bathroom

7'9" x 7'0" (2.360 x 2.141 (2.34 x 2.13))



Tiled bathroom with airing cupboard and frosted window to the rear. Fitted with a matching three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

## EXTERNAL



Parking easily accessible to the front of the property.

