



Shaw Street, Halifax, HX4 9BE

£650

Set in one of Calderdales most sought after locations is this two bedroom cottage for someone wanting a manageable sized property close to local amenities and countryside.

The property boasts some original features being the exposed fireplace and ceiling beams, there is a useful cellar for storage, central heating and double glazed windows.

The property is set in the most convenient location close to junctions 23 & 24 of the M62 corridor, local shops in Holywell green, the popular strip of West Vale, Shaw Park and local schools.

Internally the property briefly comprises of ; entrance hall, living room, kitchen, cellar , landing, two bedrooms and bathroom. Externally there is on street parking and a small yard to the front.

EPC Rating: D & Council Tax Band: A



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Entrance Hall

Cloaks area providing access into the living room and stairs to the first floor accommodation.

Lounge 15'3" x 12'2" (4.669 x 3.723)

Exposed fireplace, ceiling beams, inset downlighting, carpet and a double radiator.

Kitchen 11'3" x 6'5" (3.435 x 1.978)

Fitted kitchen with matching base and wall units, gas hob, integral oven, extractor hood, stainless steel sink unit with drainer, plumbing for a washing machine, integral fridge and freezer, radiator and trapped door leading to the cellar.

First Floor Landing

Provides access to all first floor rooms being of a good size.

Bedroom 1 12'2" x 9'4" (3.712 x 2.869)

Double bedroom facing the front aspect which includes a double radiator.

Bedroom 2 8'5" x 7'4" (2.5734 x 2.253)

Single bedroom facing the rear aspect which includes a double radiator.

Bathroom 10'5" x 5'1" (3.189 x 1.568)

Three piece bathroom suite having a panelled bath with shower over and screening, low flush wc, pedestal wash hand basin, splashback tiling and a radiator.

Lettings Disclaimer

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

| 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 CO ₂ 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 CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

