



**50 Carr House Road, Halifax, HX3 7QY**  
**Asking Price £150,000**

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this TWO BEDROOM SEMI-DETACHED PROPERTY located in Shelf, Halifax - HX3. With a good-sized garden to the rear, no onward sale chain, and within close proximity to local schools, we expect this property to be popular with a range of buyers seeking a home in the area. Internally comprising; living room, kitchen, cellar, two bedrooms, bathroom and loft. Externally the property has a lawned garden to the rear. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Living Room



Good-sized living room to the front of the property with access through to the kitchen and the first floor. With a central space for a fireplace, and ample room for a two-piece suite.

### Kitchen



Cooking kitchen to the rear of the property with access to the garden and the cellar. The kitchen is fitted with a good range of matching white gloss units, with complementary worktops and tiled splashbacks. Appliances - gas hob with overhead extractor, oven/grill, sink with drainer, space for a fridge/freezer and plumbed appliance.

### Cellar

Cellar accessible through the kitchen offering ideal storage space and a power supply.

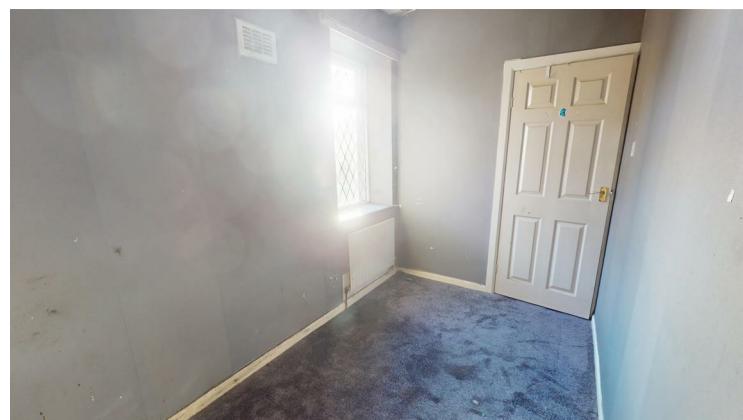
## FIRST FLOOR

### Bedroom



Good-sized double bedroom with a view to the front of the property.

### Bedroom



Second bedroom, a single room with a view to the garden.

### Bathroom



Bathroom with a frosted window to the front of the property. Fitted with a matching white three-piece suite - bath with overhead shower, WC, wash basin.

## EXTERNAL



## Rear



Private garden to the rear of the property with access from the kitchen.

The garden is partly flagged, with a central lawn and boundary fencing.

Energy Efficiency Rating		Current	Potential
Very 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	