



46 West Street, Shelf, Halifax, West Yorkshire, HX3 7LN
£725 Per Month

Recently modernised TWO BEDROOM mid terrace ideally located in the popular village of Shelf. The property benefits from tasteful decoration, gas central heating, double glazing, a useful cellar and a newly fitted bathroom and is available immediately.

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

With a double glazed window and a central heating radiator.

Bedroom

With a double glazed window and a central heating radiator.

Bathroom

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

Modern fitted suite in white comprising of a low flush wc, hand wash basin and shower are with glass screen. Heated towel rail and a double glazed window.

EXTERNAL

Parking easily accessible to the front of the property.

