Hamilton Bower
ESTATE AGENT









2 Spring Head, Shelf, Halifax, HX3 7NS
£725 Per Month

Finished to an exceptional standard is this TWO BEDROOM end of terrace in the ever popular location of Shelf. Combining character features and modern home comforts, this splendid property is likely to attract a variety of potential tenants.

COUNCIL TAX BAND - A

EPC RATING - D

GROUND FLOOR

LOUNGE/KITCHEN
Open plan space combining living and kitchen areas. The kitchen is well appointed with a row of fitted wall and base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include an electric oven with gas hob and fridge with freezer section. To the living area there is a feature exposed fire place with gas stove. Double glazed window to the front elevation and central heating radiator.

LOWER GROUND

CELLAR
Convenient utility space located in the cellar with plumbing for a washing machine and provides ample storage options.

FIRST FLOOR

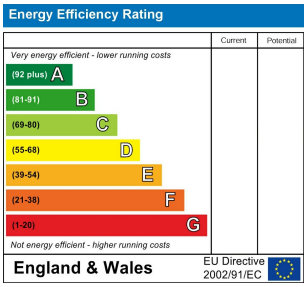
LANDING
Landing area with exposed wooden beams.

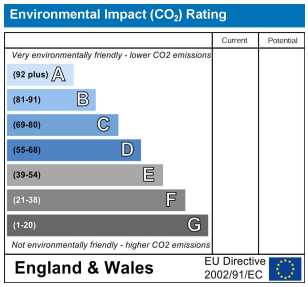
BEDROOM
To the front elevation with exposed beams, double glazed window and central heating radiator.

BEDROOM
To the rear, again with exposed beams, central heating radiator and Velux window.

BATHROOM
Good quality fitted bathroom suite in white. Heated towel rail, double glazed window.

EXTERNAL
Set in a pleasant courtyard, there is a small paved area to the front to enjoy the outside space.


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 CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC