



## Flat 4, Ridgemont Crossroads

Shelf, Halifax, HX3 7LF

**£685 PCM**





This well-presented apartment is located in the popular area of Shelf and offers spacious accommodation comprising two double bedrooms, including a principal bedroom with en-suite shower room, in addition to a modern house bathroom. The open-plan living kitchen is thoughtfully arranged into two distinct areas. The lounge benefits from French doors opening onto a small patio area, while the kitchen is well equipped with a range of units and integrated appliances. The property features upvc double glazing throughout and electric heating. An allocated car parking space completes this attractive home, ideally suited to a professional couple.

#### Location

Situated on Halifax Road, Ridgemont benefits from excellent access to the motorway network, providing convenient links to both Bradford and Halifax. The location is ideal for commuters, with strong transport connections and local amenities close by.

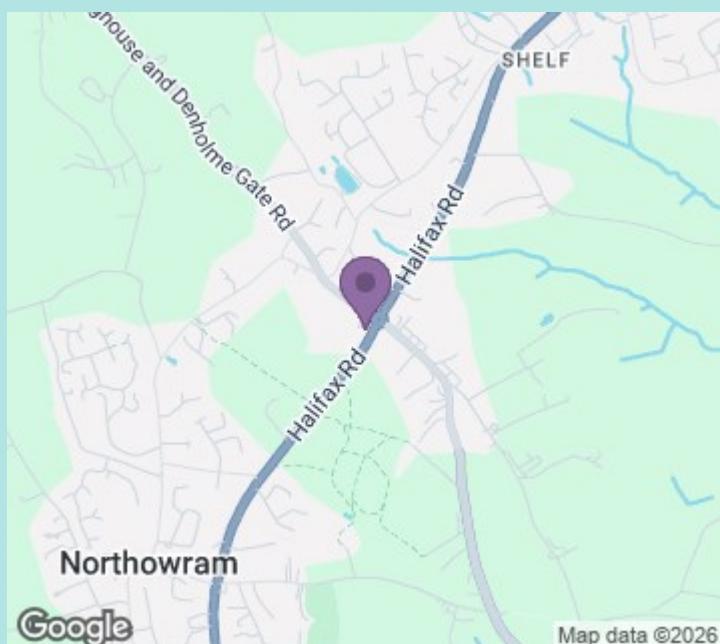
#### Accommodation

This well-presented two-bedroom apartment offers modern and comfortable living. The main bathroom features a bath with overhead shower, built-in wash basin and WC. The master bedroom further benefits from a private en-suite, complete with a built-in shower, wash basin and WC. The spacious open-plan living and kitchen area is bright and airy, enhanced by double patio doors that allow an abundance of natural light. The contemporary kitchen is fully equipped with integrated appliances, including a fridge/freezer, oven and hob, washing machine and a Beko dishwasher.

Council tax band: B

EPC rating: C

Deposit: £790



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