



33 Wade House Road, Shelf, Halifax, West Yorkshire, HX3 7NU
£800 Per Calendar Month

HAMILTON BOWER are pleased to offer TO LET this recently modernised TWO BEDROOM PROPERTY located in Shelf, Halifax - HX3. The property is in immaculate condition throughout and is ideally seeking a professional tenant long-term. Internally comprising; entrance, kitchen/living, two bedrooms, shower room, WC. The property is available to view and move-in immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

INTERNAL

Kitchen/Living



Open-plan kitchen/living room to the front of the property with access from the entrance hall.

With a new kitchen fitted with a central breakfast bar and a good range of matching units with complementary worktops/upstands.

Appliances - fridge/freezer, electric hob with overhead extractor, oven/grill, sink with drainer.

With hard-wood flooring throughout and ample room for a dining table and suite.

Bedroom



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

With new carpets and ample room for a double bed with side tables and wardrobes.

Bedroom



Second bedroom, a single room with a view to the rear of the property.

With new carpets, and ideal use as a child's bedroom or home office.

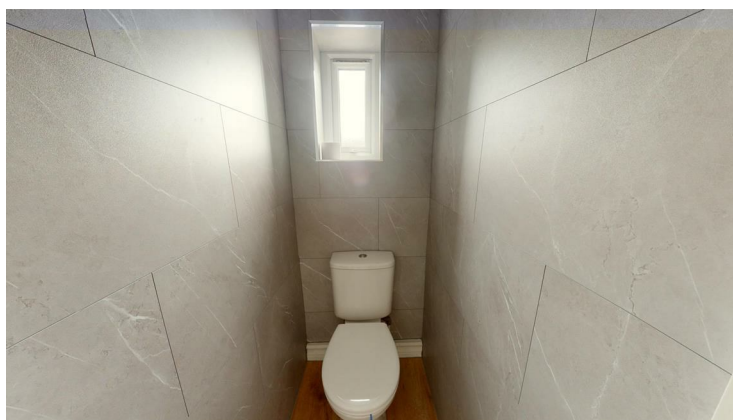
Shower Room



Contemporary shower room to the front of the property with frosted window.

With a walk-in shower with rain head, wash basin, heated towel rail.

WC



Separate WC to the rear of the property with frosted window.

EXTERNAL



Stairs leading up to the property entrance hall.

