



Cooper Lane, Shelf

£239,950

* SEMI DETACHED COTTAGE BUNGALOW * TWO BEDROOMS + TWO OCCASIONAL ROOMS *

* WELL PRESENTED THROUGHOUT * MODERN KITCHEN & BATHROOM * GARAGE * GARDEN *

Offered for sale is this delightful semi detached cottage bungalow. Situated in the popular location of Shelf and within walking distance of amenities, shops and bus routes.

The deceptively spacious property would make an ideal purchase for a number of buyers and offers two bedrooms and two occasional attic rooms.

Benefits from a modern fitted kitchen, bathroom and open farmland views to the rear.

The accommodation briefly comprises entrance hallway, lounge, dining kitchen, two bedrooms and a house bathroom. There are also two occasional attic rooms.

To the outside there are low maintenance gardens to front and rear, together with a driveway providing off street parking and a garage to the rear.





Entrance Hall

With radiator.

Lounge

13'7" x 14'8" (4.14m x 4.47m)

With living flame gas fire, radiator and double glazed window.

Dining Kitchen

11'7" x 15'6" (3.53m x 4.72m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback and floor, oven, hob, extractor hood, integrated dishwasher, breakfast bar, plumbing for auto washer, radiator and double glazed window.

Dining Room (Currently used as Bedroom Two)

7'1" x 8'5" (2.18m x 2.57m)

With radiator, double glazed window with open farmland views.

Bedroom One

11'6" x 11'7" (3.51m x 3.53m)

With built in wardrobe, radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

First Floor

Occasional Room

10'1" x 7'3" (3.07m x 2.21m)

With double glazed window and radiator.

Occasional Room

18' x 8'2" (5.49m x 2.49m)

With eaves storage, velux window and radiator.

Exterior

To the outside there are low maintenance gardens to the front and rear with open views to the rear, driveway and single garage.





Directions

From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 1.5 miles, turn right onto Cooper Ln, continue to follow Cooper Ln and the property will be seen on the left.

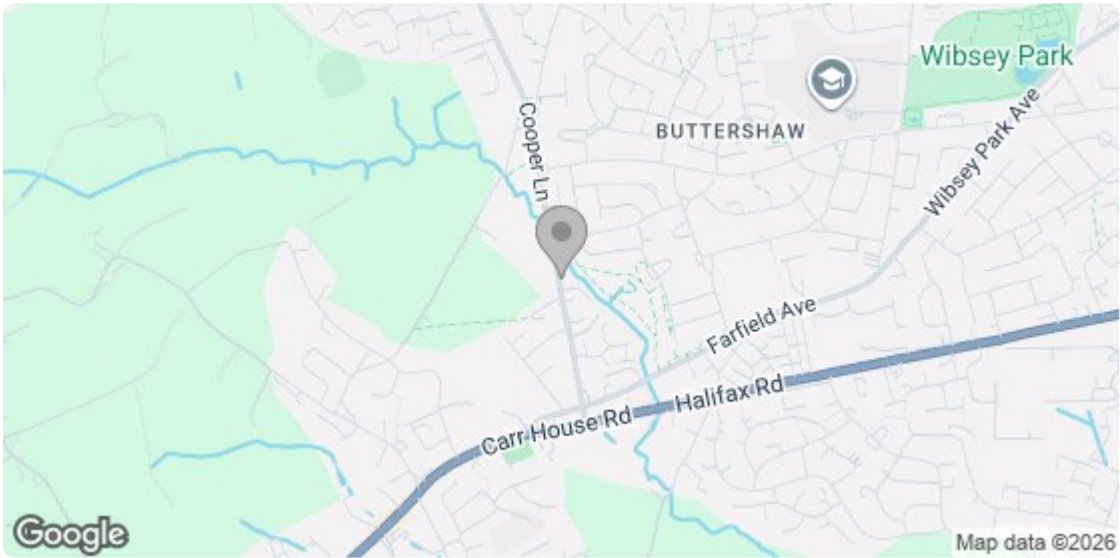
TENURE

FREEHOLD

Council Tax Band

B / Calderdale





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		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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