



Witchfield Hill, Shelf, £795 Per Calendar Month

***** TWO BEDROOM SEMI DETACHED WITH OFF ROAD PARKING IN SHELF *****

This SEMI DETACHED with fittings throughout of exceptional quality and the property is decorated white throughout with grey carpets .Briefly comprising ;Open plan living ,kitchen with integrated appliances, cellar .To the first floor 2 bedrooms and a bathroom with shower over the bath .The property further benefits gas central heating and upvc double glazing .The property is within walking distance of Shelf Village and is well served by good schools, local shops and public transport. Shelf is very well placed for access to Halifax, Bradford and beyond via the motorway network which is within easy reach .

Council Tax Band A .

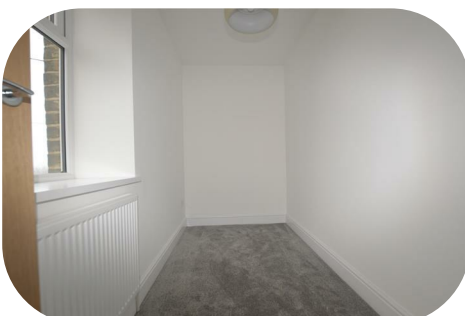
***VIEW IMMEDIATELY ***

SORRY NO SMOKERS



Deposit

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		89
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	48		(39-54) E	43	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

