



**18 Cross Lane, Shelf, Halifax, West Yorkshire, HX3 7LW**  
**£675 Per Calendar Month**

HAMILTON BOWER are pleased to offer TO LET this well-presented TWO BEDROOM TERRACE PROPERTY located in Shelf, Halifax - HX3. With off-street parking and open-plan living, we expect this property to be popular with a wide range of prospective tenants. Internally comprising; entrance, living/dining, kitchen, two bedrooms and bathroom. The property has gas central heating, double glazing and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY





### Entrance

Entrance vestibule with space for a coat/shoe store.

### Kitchen

Well-presented kitchen with a good range of matching units with complementary worktops and tiled splashbacks.

Appliances include - gas hob with overhead extractor, oven/grill, sink with drainer.

Plumbing and power are available for further appliances.

### Living/Dining

Open-plan living/dining area centred around a gas fireplace with ample room for a large suite.

### Bedroom

Double bedroom with a view to the front, offering fitted cupboards and space for a large bed.

### Bedroom

Single bedroom, with space for a bed or to be used as a home office if preferable.

### Bathroom

Bathroom with matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

### External

Lawned garden to the front of the property with space for a table with chairs,

Driveway offering space for one car to be parked off-street.

