



**4 West Street, Shelf, Halifax, Yorkshire, HX3 7LN**  
**£650**

A fabulous TWO BEDROOM COTTAGE located in the ever popular village of Shelf. The property blends character features with modern home comforts to provide a pleasant home for a variety of potential tenants. To view contact HAMILTON BOWER today!!

**EPC REGISTER - D**

**COUNCIL TAX BAND - A**

**GROUND FLOOR**

**ENTRANCE**

Hallway with stairs to the first floor.

**LOUNGE/KITCHEN**

Open-plan living and dining area with exposed beams, stone walls, built-in storage, and a feature electric fire within a traditional stone fireplace. Fully fitted kitchen with a gas hob, electric oven, extractor fan, and space for under-counter appliances.

**FIRST FLOOR**

**LANDING**

**BEDROOM**

Spacious master bedroom with front-facing windows and fitted mirrored wardrobes.

**BEDROOM**

Second bedroom—ideal as a single bedroom, nursery, dressing room, or home office, featuring a built-in plinth for a bed.

**BATHROOM**

Family bathroom with full tiling, bath with a thermostatic shower.

**EXTERNAL**

Enclosed paved yard to the front.

