



Apartment 2, 11 Wade House Road, Halifax, HX3 7PB
£850

This stunning period building has been converted to provide this splendid duplex apartment located in the heart of the popular village of Shelf, Halifax. Set over two floors and accessed via a communal exposed stone staircase which leads to the first floor entrance, the apartment boasts some wonderful features with exposed beams and feature windows.

EPC RATING - TBC

COUNCIL TAX BAND - A

COMMUNAL ENTRANCE

High quality fittings give an introduction to the quality of finish at this superb residence.

ENTRANCE HALL

LOUNGE/DINING KITCHEN

Open plan space with room for sitting, dining and kitchen with a fabulous fitted kitchen with a range of fitted appliances. Central heating radiator and double glazed windows.

LANDING

Exposed beams.

BEDROOM

Located to the top of the building a wow factor room with several double glazed windows and a central heating radiator.

BEDROOM

A good size second bedroom with breathtaking exposed beams and several double glazed windows. Central heating radiator.

BEDROOM

Third bedroom, again with exposed beams, a central heating radiator and double glazed window.

BATHROOM

Modern fitted three piece bathroom suite in white comprising of a low flush wc, hand wash basin on a vanity unit and bath with shower and screen over. Heated towel rail and exposed beams.

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		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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