Hamilton Bower
ESTATE AGENT









## 4 Witchfield Hill, Shelf, Halifax, West Yorkshire, HX3 7QH
## £185,000

An immaculately presented TWO BEDROOM home boasting high-end fixtures and fittings throughout, a charming lounge with feature wood-burning stove, pleasant landscaped gardens and offered for sale with NO ONWARD CHAIN. Situated in the ever-popular residential location of Shelf, this beautifully presented property offers stylish, contemporary living with an exceptional standard of finish.

The property has been meticulously maintained and thoughtfully improved, boasting an impressive range of high-quality fixtures and fittings that create a real sense of luxury. The immaculate presentation and attention to detail are evident throughout, making this a home that prospective purchasers can move straight into and enjoy.

The welcoming lounge provides a particularly attractive living space, with a feature wood-burning stove creating a charming focal point and adding warmth and character to the room. From the lounge, there is also access to a useful cellar, providing valuable additional storage space.

Externally, the property continues to impress with an attractive, low-maintenance garden featuring beautiful Yorkshire stone paving and patio areas complemented by artificial turf. This thoughtfully designed outdoor space provides an ideal setting for relaxing, entertaining and alfresco dining, whilst requiring minimal upkeep.

Shelf remains a particularly popular and sought-after location, offering an excellent range of local amenities including shops, schools, pubs and everyday conveniences. The village is also ideally positioned for access to Halifax, Bradford and the surrounding areas, with excellent transport links making it an attractive choice for commuters.

Ideally suited to first-time buyers, downsizers and those seeking a stylish, low-maintenance home, the property combines quality, comfort and practicality in a desirable and convenient setting.

Offered for sale with no onward chain, allowing for a potentially straightforward purchase, early viewing is strongly recommended to fully appreciate the quality of accommodation on offer.

## EPC RATING - D

## COUNCIL TAX BAND - A

## GROUND FLOOR

## ENTRANCE

## LOUNGE
Fantastic main reception space with a log burner set within a feature fireplace. Solid oak flooring, a central heating radiator and double glazed window. Access to the cellar.

## CELLAR
Useful storage area.

## KITCHEN
Well fitted kitchen comprising of a range of wall and base units to two sides with work surfaces over incorporating a stainless steel sink and mixer tap. Integrated double electric oven with a gas hob and extractor over. Tiled flooring, double glazed window, central heating radiator and door to the patio.

## FIRST FLOOR

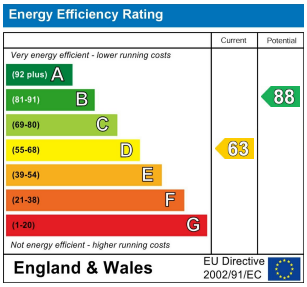
## LANDING
Solid oak flooring, a central heating radiator and loft access.

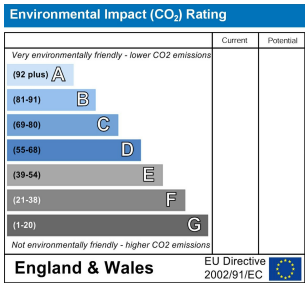
## BEDROOM
Double bedroom to the front elevation with solid oak flooring, a central heating radiator and double glazed window.

## BEDROOM
A second bedroom with a central heating radiator and double glazed window.

## BATHROOM
Stylish three piece bathroom suite in white comprising of a low flush W.c, hand wash basin and bath with shower and screen over. Double glazed window, central heating radiator and tiled flooring.

## EXTERNAL
To the front there is a raised patio area and artificial turf providing a pleasant and low maintenance external space.


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
63
88
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
England & Wales
EU Directive 2002/91/EC