



9 Cross Lane, Halifax, West Yorkshire, HX3 7LW
Asking Price £125,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this TWO BEDROOM TERRACE PROPERTY located in Shelf, Halifax - HX3.

With an open-plan dining kitchen, scope to modernise, and no onward sale chain, we expect this property to be popular with first-time buyers seeking a home in the area. Internally comprising; dining lounge, kitchen, cellar, a double bedroom and a single, bathroom and loft. Externally the property has a low-maintenance garden to the front, and potential for parking to be added to the front. The property had a full electric rewire in 2022, and also a damp-proofing course. The property requires cosmetic works throughout, and has been priced accordingly to reflect this.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Lounge



Open-plan dining lounge with laminate flooring, ceiling beams, central fireplace and a view to the front of the property.

Kitchen



Cooking kitchen to the rear of the property with access to the cellar.

Fitted with a range of units with contrasting worktops and plumbing/power for appliances.

Cellar

Cellar accessible from the kitchen offering a power supply and ideal storage space.

FIRST FLOOR

Primary Bedroom



Double bedroom with a view to the front of the property and ample room for a large bed with side tables and wardrobes.

Bedroom



Second bedroom, a single room with a view to the rear of the property.

Bathroom



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

EXTERNAL



Front



Gated garden to the front of the property with an astroturf lawn and seating area.

| 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 CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
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