



15 Carr House Lane, Shelf, Halifax, HX3 7RB
£775

Splendid TWO BEDROOM end of terrace cottage in the popular location of Shelf. Boasting spacious room sizes and character features, viewing is advised to appreciate all this property has to offer.

COUNCIL TAX BAND - B

EPC RATING - TBC

GROUND FLOOR

ENTRANCE PORCH

Useful entrance area.

LOUNGE

Good size lounge with fitted storage, exposed beams, double glazed window and central heating radiator.

INNER HALL

With a storage cupboard and W.c.

KITCHEN

Modern kitchen with a range of fitted wall and base units to three sides incorporating a stainless steel sink and mixer tap. Integrated electric oven with gas hob and extractor over. Double glazed window and vinyl flooring.

FIRST FLOOR

LANDING

BEDROOM

Spacious double bedroom to the front elevation with a double glazed window and central heating radiator.

BEDROOM

A second bedroom, this one to the rear of the property with a double glazed window and central heating radiator. The bedroom is open to a dressing area with fitted storage and further radiator.

BATHROOM

Well fitted bathroom suite in white comprising of a low flush W.c, hand wash basin and bath. Vinyl flooring, double glazed window and central heating radiator.

EXTERNAL

To the rear, an enclosed garden with lawn, raised patio and seating areas along with a garden shed. To the front a pleasant garden with lawn, plants and shrubs.

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		
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