



1 Shelf Moor Road, Shelf, Halifax, West Yorkshire, HX3 7PQ
Offers Over £125,000

Offered with NO ONWARD CHAIN is this well-presented TWO BEDROOM FRONT TERRACE located in Shelf, Halifax. With good quality fixtures and fittings throughout, rental potential and close proximity to local schools and transport links, we expect this property to be popular with first-time buyers and buy-to-let landlords.

Internally comprising; open-plan kitchen with living and dining area, two bedrooms, wet-room style bathroom and a small cellar. The property benefits from gas central heating and double glazing throughout, and parking is easily accessible to the front of the property.

EXTERNAL

EPC RATING - D

COUNCIL TAX BAND - A

Cellar

Useful storage space.

GROUND FLOOR

Living/Dining Area

Open-plan space incorporating living and dining areas. The dining area offers good space for a table with chairs. The lounge is ideal for an L-shaped sofa and centres around an inset wood-burning stove with a brick effect inset and mounted wooden beam.

Kitchen

Cooking kitchen to the rear of the open-plan ground floor space. Featuring a good selection of matching white units with contrasting worktops. Appliances include - electric four-burner hob, under-counter oven/grill, inset sink with drainer, free-standing fridge/freezer.

FIRST FLOOR

Landing



First floor landing housing the boiler and offering plumbing and units for a washing machine as seen.

Master Bedroom

Good-sized master bedroom with a view to the front of the property. Offering ideal space for a double bed, bedside tables and a mounted television.

Bedroom

Second bedroom, a single room ideal for a child's/dressing room or home office. The bedroom has a staircase to balcony which offers ideal storage space and has a skylight window.

Bathroom

Wet-room style bathroom with tiled walls and splashbacks. Fitted with a contemporary three-piece suite as seen - walk-in shower, wc, wash basin and towel rail.

