



11 Carr House Lane, Shelf, Halifax, HX3 7RB
Offers Over £175,000

Recently modernised is this splendid character cottage located in the ever popular Shelf. Offered with NO ONWARD CHAIN the property has TWO BEDROOMS, a large lounge, modern kitchen, stylish bathroom, cellar and gardens to front and rear with off road parking available.

EPC RATING - D

COUNCIL TAX BAND - B

A fabulous two bedroom property which has recently undergone a comprehensive renovation to now provide modern living within a stunning character cottage. The property has the benefit of a cellar which is accessed from the rear garden and off road parking. Well positioned in the ever popular village of Shelf, the property benefits from close proximity to the village amenities and excellent transport links.

GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE

A large main reception room with open staircase to the first floor. There is a feature gas fire set within a surround, a double glazed window and a central heating radiator.

KITCHEN

Stylish fitted kitchen comprising of a range of wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. There is an electric oven with gas hob and extractor fan over. Vinyl flooring, double glazed window and a central heating radiator.

FIRST FLOOR

LANDING

Double glazed window and loft access.

BEDROOM

A large double bedroom with a walk in closet, double glazed window and central heating radiator.

BEDROOM

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

BATHROOM

Splendid modern bathroom fitted with a low flush W.c, hand wash basin on a vanity unit and a glass screened shower cubicle housing the shower unit. Vinyl flooring, a double glazed window and a heated towel rail.

CELLAR

A useful storage cellar.

EXTERNAL

To the front there is space for off road parking and a good size garden with mature plants, trees, shrubs and a lawn. A passage leads through to the rear where again there are mature gardens, a patio and access to the cellar.

