



3 Green Lane, Shelf, Halifax, HX3 7TR £695

Well presented TWO BEDROOM end terrace located in a popular area in the village of Shelf. The property has parking and outside space to the front and a useful cellar.

EPC RATING -

COUNCIL TAX BAND -

GROUND FLOOR

LOUNGE

Good size main reception room with laminate flooring, a gas fire with decorative surround, double glazed window and central heating radiator.

KITCHEN

Modern fitted kitchen comprising of a range of high gloss wall and base units to three sides with a contrasting work-surface over incorporating a stainless steel sink and mixer tap.

CELLAR

Useful storage space.

FIRST FLOOR

LANDING

BEDROOM

Double bedroom with a double glazed window, central heated radiator and fitted wardrobes.

BEDROOM

With a double glazed window to the front elevation and a central heating radiator.

BATHROOM

Comprising of a low flush WC, hand wash basin and shower set within a curved glass screened cubicle. Double glazed window and central heating radiator.

EXTERNAL

The property has off road parking and space to sit out at the front.

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		
(21-38) F		
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Not environmentally friendly - higher CO2 emissions		
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