



**24 Spring Head, Shelf, Halifax, West Yorkshire, HX3 7NS**  
**£795 Per Month**

Finished to an excellent standard is this TWO BEDROOM mid terrace in the ever popular location of Shelf. Combining character features and modern home comforts, this splendid property is likely to attract a variety of potential tenants.

**EPC RATING - D**

**COUNCIL TAX BAND - A**

**GROUND FLOOR**

**LOUNGE/KITCHEN**

Open plan living/kitchen area with double glazed windows to both front and rear. Well designed, the space has a fitted kitchen, breakfast bar seating and room for lounge seating.

**CELLAR**

Useful storage space.

**FIRST FLOOR**

**LANDING**

**BEDROOM**

Double bedroom to the front elevation with views over Shelf Park. Double glazed window, central heating radiator and fitted storage.

**BEDROOM**

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

**BATHROOM**

Fitted bathroom suite in white comprising of a wc, hand wash basin and bath with shower and screen over. Two double glazed windows and a central heating radiator.

**EXTERNAL**

Paved area to the rear and low maintenance garden to the front.

