



4 Green Lane, Shelf, Halifax, HX3 7TR
£1,000 Per Calendar Month

THREE BEDROOM end of terrace in the popular village of Shelf. The property sits in a large plot with off road parking, garage and generous, established gardens.

A deceptively spacious three bedroom property ideally positioned in a good size plot with fantastic gardens and far reaching views.

EPC RATING - D

COUNCIL TAX BAND - B

GROUND FLOOR

ENTRANCE

Accessed via a uPVC door with a useful storage cupboard.

UTILITY ROOM

There are fitted kitchen cupboards with a work surface over incorporating a stainless steel sink and mixer tap along with plumbing for a washing machine. Double glazed window and central heating radiator.

DINING KITCHEN

Splendid dining kitchen fitted with a range of wall and base units with a contrasting work surface over which extends to form a breakfast bar seating area. Integrated electric oven with ceramic hob and extractor over. There is tiled flooring, a double glazed window, two central heating radiators and storage area leading to the cellar.

CELLAR

Useful cellar area.

LOUNGE

Spacious lounge with a feature gas fire with decorative surround, double glazed window, central heating radiator and stairs to the first floor.

FIRST FLOOR

LANDING

Split level landing with storage cupboard.

BEDROOM

Double bedroom with a double glazed window to the side elevation, central heating radiator and a fitted wardrobe.

BEDROOM

Double bedroom with two double glazed windows one offering far reaching views and a central heating radiator.

BEDROOM

A third bedroom, again with splendid views from the double glazed window and a central heating radiator.

BATHROOM

Modern fitted bathroom suite in white comprising of a bath with shower and screen over, hand wash basin on a vanity unit and a low flush W.c. Luxury vinyl flooring, double glazed window and a heated towel rail.

EXTERNAL

Set in a pleasant location with an open outlook to the rear, the property has a real 'wow factor' garden. There is a drive which extends to the bottom of the garden where there is a detached garage. There is an expanse of lawn with patio and an array of established trees plants and shrubs making this the most attractive outside space.

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		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 