



8 Hall Stone Court, Shelf, Halifax, HX3 7NY
£865

Well presented and spacious TWO BEDROOM end town house on a popular residential development in Shelf. The property is well positioned on a pleasant cul-de-sac and has ample off road parking.

EPC RATING - D

COUNCIL TAX BAND - B

GROUND FLOOR

ENTRANCE

Useful entrance area with storage options.

KITCHEN

Modern fitted kitchen with a range of fitted wall and base units with work surface over. Integrated electric oven with gas hob and extractor over.

LOUNGE

Spacious lounge with a feature fire place and electric fire. Central heating radiator and double doors to the conservatory.

CONSERVATORY

Double glazed conservatory with laminate flooring and doors to the rear garden.

FIRST FLOOR

LANDING

BEDROOM

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

BEDROOM

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

BATHROOM

Fitted three piece bathroom suite in white. Double glazed window and central heating radiator.

EXTERNAL

Paved garden to the rear and parking spots to the side of the property.

Energy Efficiency Rating		
	Current	Potential
Vary 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
Vary environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		