



2 Shelf Moor Road, Shelf, Halifax, West Yorkshire, HX3 7PQ
Offers Over £130,000

A well presented two bedroom end cottage located in the heart of the sought after village of Shelf. Early viewing is advised to fully appreciate all this stunning home has to offer. Comprising of entrance, open plan living/dining/kitchen area, two first floor bedrooms and a stylish house bathroom. Small garden to the front and an enclosed paved area to the rear. The property benefits from gas central heating and PVC double glazing.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!

ENTRANCE

Tiled flooring entrance

OPEN PLAN LIVING/KITCHEN AREA

17'1" x 16'3" (5.214 x 4.964)



A stunning space with open plan living. Feature kitchen with a range of fitted units, contrasting work surface incorporating a sink unit. Windows to both front and rear aspects.

FIRST FLOOR

Landing.

BEDROOM ONE

10'0" x 9'8" (3.050 x 2.969)



Double bedroom to the front of the house with a large window to the front elevation.

BEDROOM TWO

9'10" x 7'1" (3.02 x 2.176)



Good size second bedroom to the rear of the property. Window to rear elevation.

BATHROOM




A well presented three piece suite with a bath, shower over, W.C and wash basin.

EXTERNAL



Small garden to the front and an enclosed paved area to the rear.

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		
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