



**1 West Street, Shelf, Halifax, HX3 7LN**  
**Asking Price £110,000**

Recently modernised one bedroom end of terrace in a popular location in the village of Shelf. Ideally positioned for access to the excellent local transport links, the property represents an ideal investment opportunity with a sitting tenant currently paying £7,200 per year.

Internal inspection is essential to appreciate all that is on offer at this splendid one bedroom end of terrace. The owners have completed a series of major improvements to the property to include full re-wire, new central heating system, kitchen and bathroom. Freshly decorated and with new flooring throughout the property would be of particular interest to first time buyers and buy to let investors.

COUNCIL TAX BAND - A

EPC RATING - C

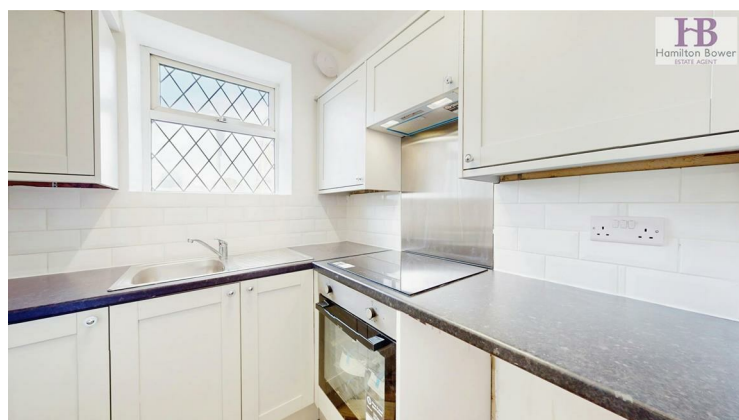
## GROUND FLOOR

### LOUNGE



Spacious lounge which could accommodate both sitting and dining areas. Double glazed window and central heating radiator.

### KITCHEN



Modern fitted wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with ceramic hob and extractor fan over. Vinyl flooring, double glazed window and central heating radiator. Access to cellar.

### CELLAR

A useful cellar area providing storage options.

## FIRST FLOOR

### LANDING

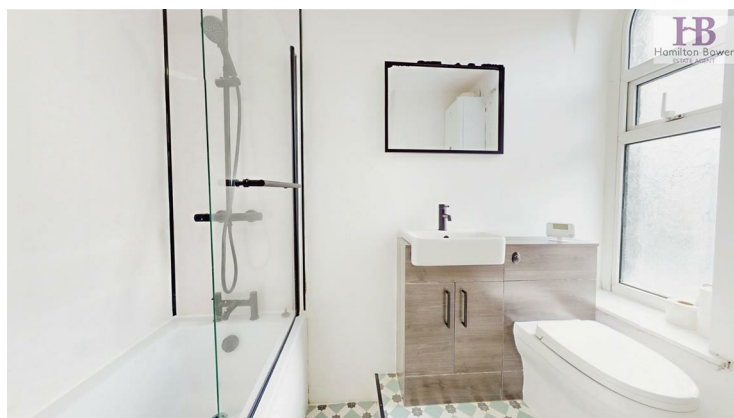
Good size landing space.

## BEDROOM



Double bedroom to the front elevation with a double glazed window, central heating radiator and feature original fireplace.

## BATHROOM



Stylish fitted bathroom suite in white with modern black accents comprising of a low flush W.c and hand wash basin set within a combination unit and a bath with shower and screen over. Vinyl flooring and double glazed window.

## EXTERNAL

To the front of the property an enclosed artificially turfed space providing an area to sit outdoors.

