



11 Spring Head, Shelf, Halifax, West Yorkshire, HX3 7NS
Offers Over £175,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented TWO BEDROOM TERRACE PROPERTY located in Shelf, Halifax - HX3. With an open-plan ground floor, garden area to the rear, contemporary kitchen & bathroom, and within close proximity to local schools, we expect this property to be popular with a range of buyers seeking a home in the area. Internally comprising; entrance porch, lounge, kitchen, cellar, primary bedroom, single bedroom, bathroom and loft. Externally the property has a low-maintenance garden to the rear, and a pebbled area to the front. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Living Room



Well-presented living room the front of the property with access to the kitchen, cellar and first floor. With a central feature fireplace, glass balustrade staircase, and ample room for a large suite.

Kitchen



Contemporary kitchen to the rear of the property with a view and rear access point to the garden. The kitchen has a fitted breakfast bar overlooking the living room, with kickboard & overhead lighting. Fitted with a good range of matching white gloss units, with complementary worktops. Appliances - electric hob, oven/grill, fridge/freezer, dishwasher, sink with drainer.

Cellar

Cellar offering ideal storage space and power supply.

Entrance Porch



Entrance porch to the front of the property with dual-aspect.

FIRST FLOOR

Bedroom



Generous primary bedroom with a view to the front of the property, skylight window and ceiling beams.

Offering ample room for a large bed with side tables and wardrobes.

Bedroom



Second bedroom, a single room with a view to the rear of the property. With ceiling beams, skylight window, and ample room for a bed with side table and wardrobes.

Bathroom



Contemporary tiled bathroom with frosted window to the rear of the property. Fitted with a matching three-piece suite - walk-in shower, wc, wash basin and towel rail.

EXTERNAL



Rear



Low-maintenance garden to the rear of the property with access from the kitchen.
Flagged throughout, with a side gate and ample room for outdoor seating.

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		