

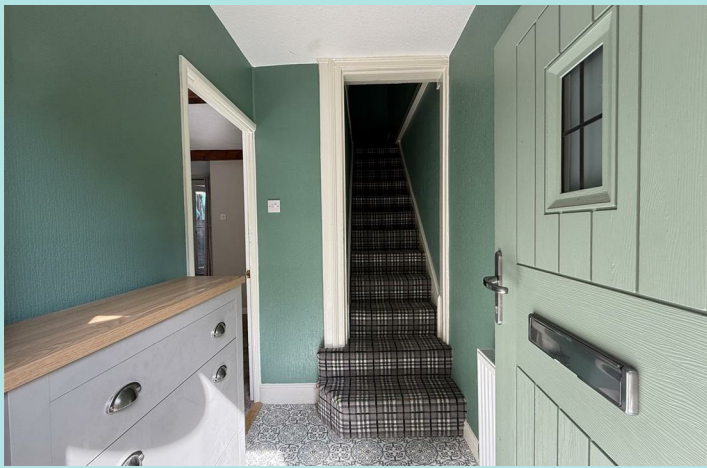


39 Brow Lane

Shelf, HX3 7QL

£850 PCM





This two bedroom stone cottage is set back from the road side and provides attractive living accommodation with exceptionally presented outdoor spaces. Internally the property has just undergone some refurbishment to include decor and floor coverings, and is now ready for someone to call home.

Comprising of lounge, kitchen, cellar, two bedrooms and bathroom the property also has a raised garden to the front, whilst to the rear there is a substantial leisure space with Indian paved patio in turn leading to a multi-level, low maintenance, astro turf lawn. A great relaxation or entertaining space.

Accommodation

A composite door leads to a welcoming entrance hall area before entering into the main living accommodation. The lounge spans the full length of the property and benefits from views over both front & rear gardens, has ambient wall lighting to the alcoves, and fireplace with inset electric living flame fire. A separate kitchen area provides a range of base, drawer & wall units with a country cottage feel. There is an integrated electric oven/grill and four ring gas hob with extractor hood above, and space/plumbing for a washing machine. Further storage is available in the cellar which benefits from power/lighting.

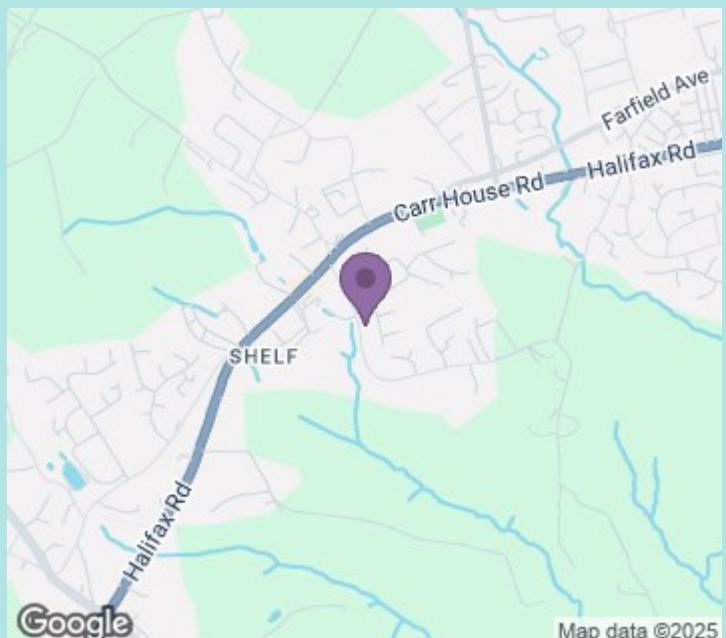
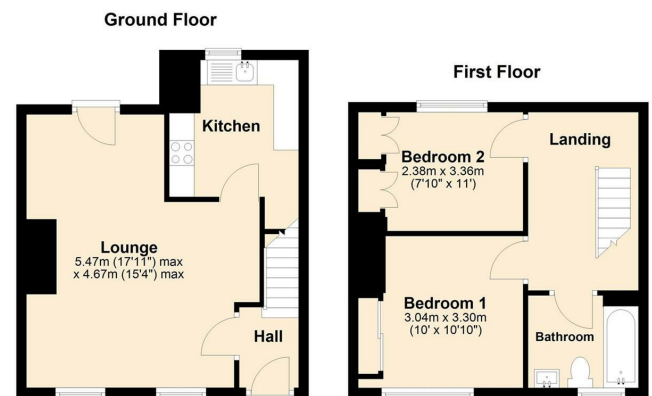
Upstairs there is a sizeable landing area providing access to a double master bedroom to the front elevation with mirror fronted fitted wardrobes, whilst to the rear is a single bedroom with additional fitted units and views over the rear. The house bathroom has a three piece suite comprising low flush WC, sink basin with storage, and bath with over bath mains fed shower & screen, plus a chrome finish heated towel rail.

Externally low maintenance gardens to front & rear really have to be seen to be appreciated and add additional space in which to enjoy downtime at home.

Location

The cottage forms part of a parade of similar properties in convenient and sought after Shelf village. The immediate vicinity offers country walks in Shelf Hall Park & Judy woods, with public houses and restaurants also nearby, as well as supermarkets. With excellent commuter links and access to Halifax, Brighouse, Bradford & the M606/M62 motorway networks the cottage would suit a single professional or couple.

Council tax band: B
EPC rating: D
Deposit: £980



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