



## 30 Wade House Road

Shelf, Halifax, HX3 7PB

Offers Over £125,000 Freehold





Situated on Wade House Road in the sought-after village of Shelf, this charming stone-built end-terrace cottage offers an excellent opportunity for buyers looking to add value. Featuring a single-storey rear extension, the property provides well-proportioned accommodation including two bedrooms and a shower room. Offered with no upper chain, it requires modernisation throughout, making it an ideal purchase for investors, first-time buyers or those looking to create a home tailored to their own style in a desirable location.

### Location

Shelf is a desirable, family-friendly village located midway between Halifax and Bradford. It offers a balance of rural village charm, with shops and amenities including excellent primary schools, public houses, good transport links and easy access to neighbouring towns such as Halifax and Brighouse. The property sits on the A6036 / Wade House Road, close to Shelf Hall Park.

### Accommodation

An entrance vestibule leads into a spacious lounge with exposed beams to the ceiling, and natural light via a front facing window. The focal point of the room is a feature stone clad chimney breast with fireplace. An inner corridor gives access to the small, useful cellar and continues into the spacious dining kitchen which enjoys a good range of base, wall and drawer units with complementary wood effect work surfaces incorporating a stainless steel sink with drainer. There is space for under-counter fridge, an integrated electric hob and oven, and the boiler is positioned within the end cupboard on the external wall. With tile flooring and window to the side elevation. Steps lead up to a dual aspect room with exposed stone walls, ideal as an office or play room. Further stairs lead up to the porch where there is a useful cloakroom with WC and plumbing for a washing machine, and a composit door which leads on to the side of the property.

From the front entrance vestibule, an enclosed staircase leads up to the first floor landing where there are a range of useful fitted storage cupboards and in a small loft access hatch. The principal bedroom is a good size double set to the front of the property with a range of fitted wardrobes and overhead cupboards. The adjoining bathroom has a white suite comprising of low flush WC, wash hand basin to a vanity unit with mixer tap and walk-in shower cubicle with rainfall showerhead and handheld attachment. There is a radiator, obscure window to the front elevation, with part uPVC panelled walls. Completing the accommodation, the second bedroom is a good size single with a window to the rear elevation and a fitted dressing table to one corner.

Externally, there is a small garden area at the front of the property elevated from the roadside with stone wall boundary.



Council tax band: B  
EPC rating: D  
Ground rent: N/A  
Service charge: N/A

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