WS

RESIDENTIAL

23 West Street

Shelf, Halifax, HX3 7LN

£700 PCM

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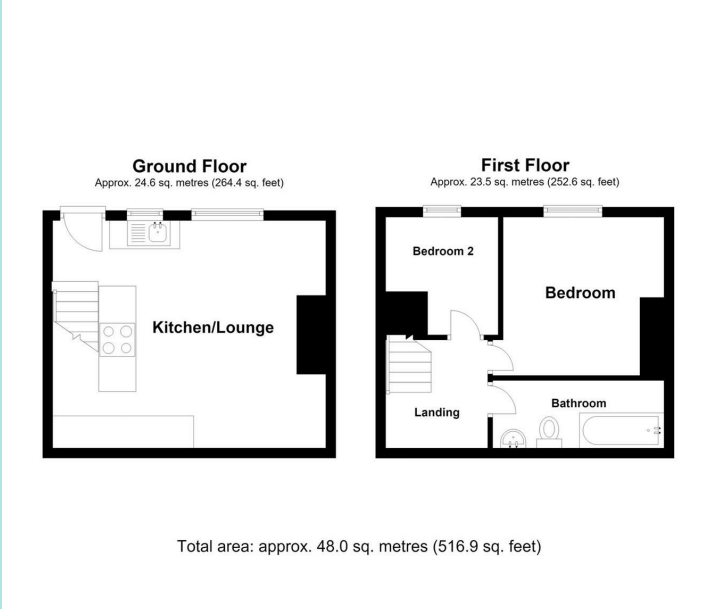
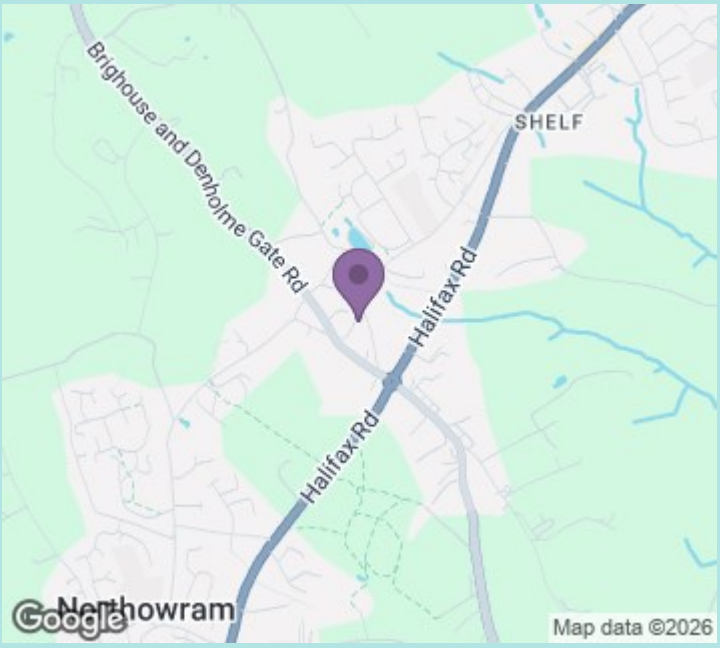
This two bedroom cottage is set back from the main roadside within walking distance of The Duke of York public house, Shelf village hall & park, and other local amenities. Providing an attractive living accommodation the property internally comprises of spacious lounge/kitchen, cellar, double master bedroom with a second bedroom and house bathroom. An early viewing is highly recommended to be fully appreciated.

Accommodation:
Entering into the open plan Lounge/Kitchen benefiting from a range of base, drawer & wall units with an integrated electric oven and four ring electric hob with extractor hood above, with additional space for plumbing for a washing machine and fridge. Lounge having traditional timber beams and stove effect electric fire adding to the character of the home. 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, and second bedroom also to the front elevation. The house bathroom has a three piece suite comprising low flush WC, sink, and bath with over bath mains fed shower & screen, plus a chrome finish heated towel rail.

Location:
Located in the sought after Shelf village, providing a range of public houses, restaurants, and supermarkets nearby. With excellent commuter links and access to Halifax, Brighouse, Bradford & the M606/M62 motorway networks the cottage would suit a single retiree, single professional or couple.





Council tax band: A
EPC rating: C
Deposit: £807

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The Property Ombudsman

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