



## **Delphfield House, 1 Stanage Lane, Shelf, Halifax, HX3 7TP**

**\*\* MOTIVATED VENDOR LOOKING FOR A QUICK SALE \*\* \*\* OFFERED WITH NO CHAIN \*\* HIGHLY SOUGHT AFTER LOCATION \*\* RURAL SETTING \*\* Viewing is STRONGLY advised for this spacious EXTENDED SEMI DETACHED property offering THREE GOOD SIZE BEDROOMS. In need of cosmetic finishing throughout yet being further enhanced with MODERN KITCHEN AND FOUR PIECE BATHROOM.**

The electrics and GCH have been upgraded over recent years plus 2 new external doors. The lawned gardens to the front enjoy excellent views across the countryside and have potential to provide off road parking (subject to the relevant permissions. Located within the Shelf HX3 area ideal for walks, commute to Halifax and Bradford and so much more. **BOOK YOUR VIEWING TODAY**

**£199,000**

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## ENTRANCE HALL

**LOUNGE 14' x 18'9" (4.27m x 5.72m)**

**DINING KITCHEN 18'9" x 8'1" (5.72m x 2.46m)**

Good size modern kitchen with an array of wall and base units. Worktops, sink and drainer. Plumbing for washer and cooker point

**SITTING ROOM 13'7" x 8'1" (4.14m x 2.46m)**

## BASEMENT

With power and light

## FIRST FLOOR

**BEDROOM ONE 12' x 11'3" (3.66m x 3.43m)**

**BEDROOM TWO 8'1" x 10'7" (2.46m x 3.23m)**

**BEDROOM THREE 14'3" x 6'6" (4.34m x 1.98m)**

## BATHROOM

Family bathroom. Modern, four piece with shower cubicle, panelled bath, sink and W.C

## OUTSIDE

Good size lawned gardens to the front with ornamental pond and seating area. Access to the rear

## FURTHER INFORMATION

Council Tax - Band D

Tenure - Freehold

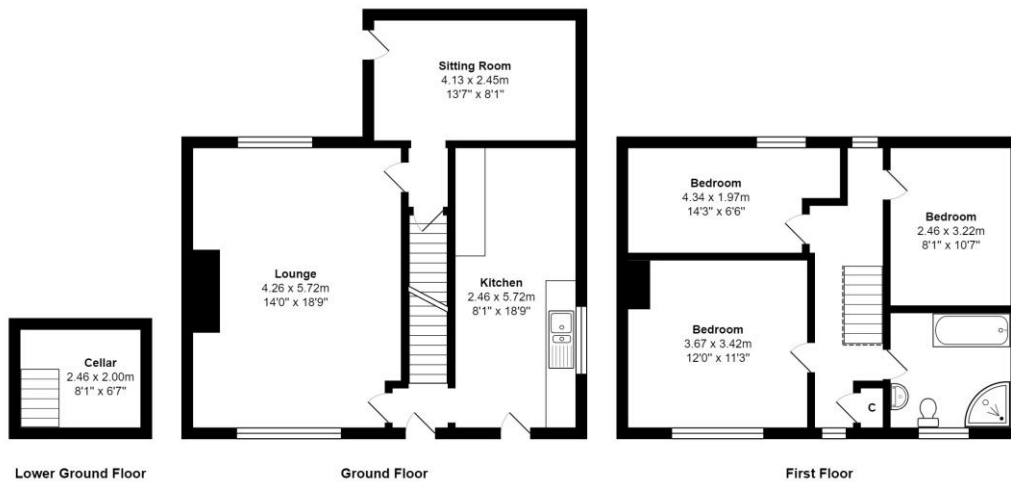
## PLEASE NOTE

This property has a septic tank. Please ask the office for more details

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.







Total Area: 100.5 m<sup>2</sup> ... 1082 ft<sup>2</sup> (excluding cellar)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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