



103 Cooper Lane, Shelf, Halifax, HX3 7RG

**** VIEWING STRONGLY ADVISED **** Backing on to open fields and very well presented throughout is this inner through terraced cottage situated within this well regarded and highly sought after part of Shelf, HX3. Modern decor throughout PLUS recently installed well equipped kitchen within the rear extension. TWO BEDROOMS and family bathroom. Benefitting further from GCH and DG. There are pleasant gardens to the front and rear. **BOOK YOUR VIEWING TODAY**

£155,000

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ENTRANCE HALL

Stairs leading to first floor

LOUNGE 12'1" x 17'11" (3.68m x 5.46m)

Good size reception with dual aspect windows, feature fireplace housing gas fire and exposed beams

KITCHEN 15'1" x 8'4" (4.6m x 2.54m)

Modern, recently fitted kitchen with a selection of wall and base units. Worktops with tiled splashback, sink and drainer. Oven, hob and extractor. Plumbing for washer, door leading to the rear garden and useful store cupboard. Access to keeping cellar

FIRST FLOOR

Landing area with decorative wrought iron banister

BEDROOM ONE 10'8" (3.25) plus robes x 9'3" (2.82)

Built in wardrobes to alcoves

BEDROOM TWO 11'2" x 6'8" (3.4m x 2.03m)

Good size second bedroom with pleasant outlook

BATHROOM

Three piece modern white suite, shower over panelled bath and screen. Splashback tiled walls

OUTSIDE

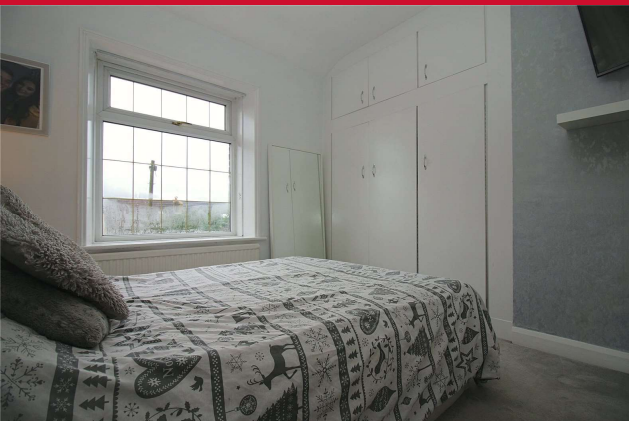
Paved gardens to the front with raised flower bed borders. Potential to create off road parking (subject to permission). Patio seating area to the rear with lawn and garden shed

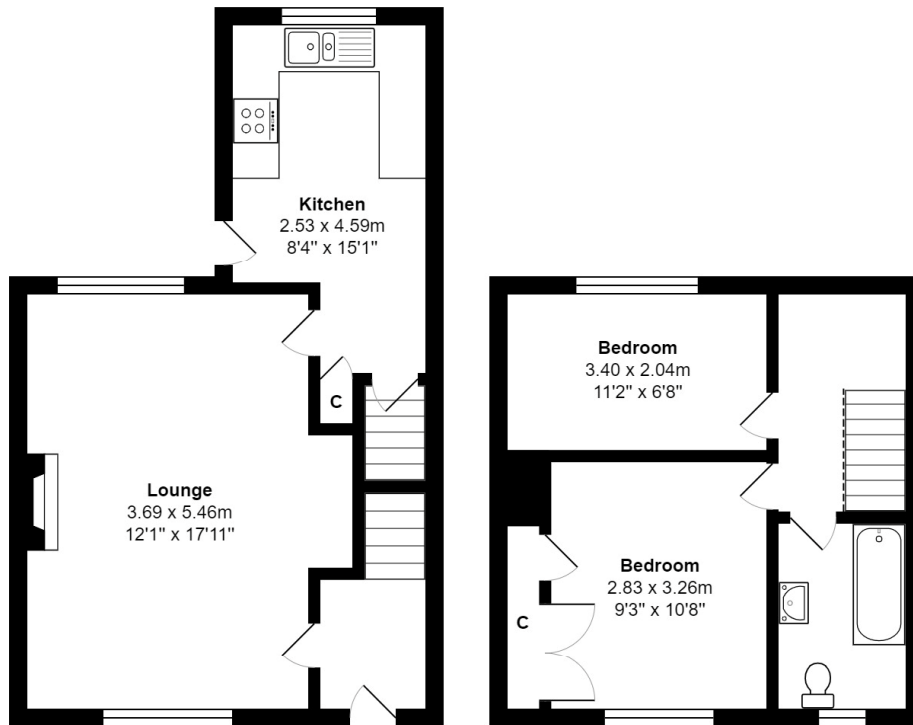
FURTHER INFORMATION

Council Tax - Band A

Tenure - Freehold

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.



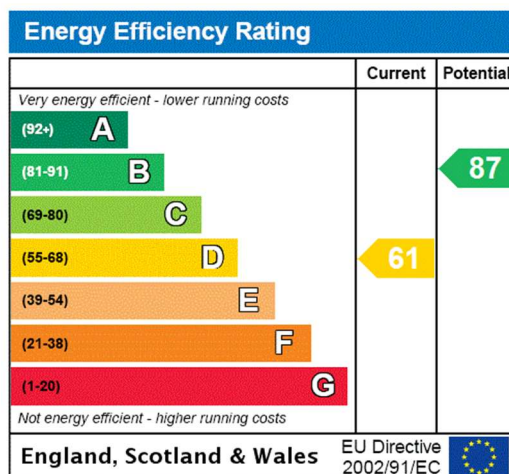


Ground Floor

First Floor

Total Area: 66.1 m² ... 712 ft²

All measurements are approximate and for display purposes only



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