



7 Witchfield Hill, Shelf, Halifax, HX3 7QH

** OFFERED WITH NO CHAIN ** SHELF VILLAGE LOCATION ** THROUGH TERRACED ** OFF ROAD PARKING ** Ideal for all variety of buyers including FIRST TIME BUYERS is this pleasant through terraced which offered TWO BEDROOM accommodation and is further enhanced with MODERN DINING KITCHEN & BATHROOM, GCH, DG and OFF ROAD PARKING. Well placed for many of the amenities on offer plus commute into Halifax & Bradford, we feel this is a good property to help those to 'Step onto the housing ladder'.

£130,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **T** @robertwatts_

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ENTRANCE PORCH

LOUNGE 16'4" x 9'6" (4.98m x 2.9m)

Electric wall mounted fire and open stairs to the first floor

KITCHEN/DINER 16'4" x 6'3" (4.98m x 1.9m)

Selection of wall and base units, worktops with sink and drainer. Oven, hob and extractor, plumbing for washer. Understair store area and space for breakfast table

FIRST FLOOR LANDING AREA

Housing boiler and provides loft access

BEDROOM ONE 10'6" x 9'7" (3.2m x 2.92m)

BEDROOM TWO 9'7" x 5'5" (2.92m x 1.65m)

BATHROOM

Modern three piece white suite, fully tiled with shower over bath, sink and W.C

OUTSIDE

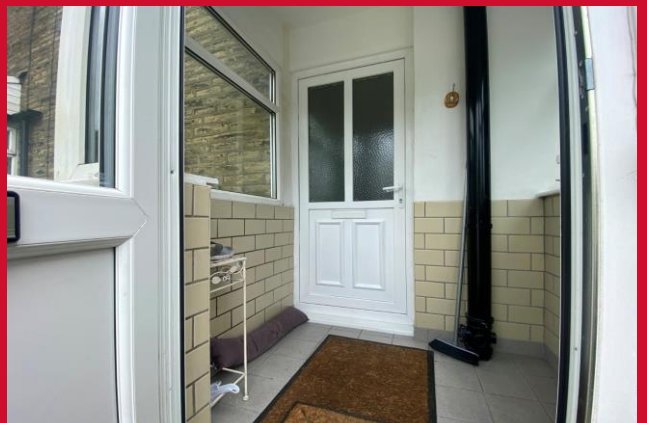
Off road parking area to the front, access rights over shared area to the rear

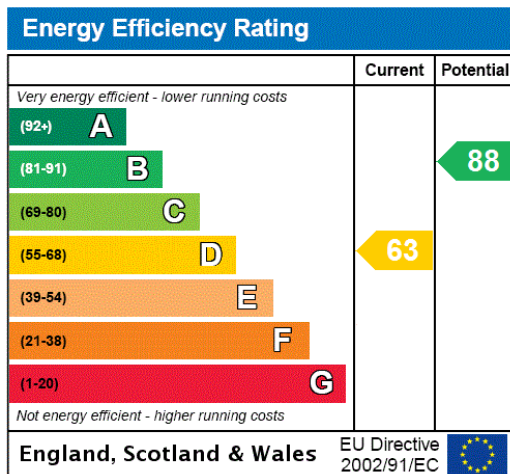
FURTHER INFORMATION

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.





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