



5 Carr House Road, Shelf, Halifax, HX3 7QY

**** SUPERB FIRST TIME PURCHASE/BUY TO LET INVESTMENT ** SOUGHT AFTER LOCATION ****

Situated within the Shelf, HX3 village which is ideal for commute and within walking distance of the amenities on offer. Stone built double fronted FRONT TERRACED with pleasant fore garden. Entrance vestibule, kitchen and lounge to ground floor. Large double bedroom and modern bathroom to the first floor. Well presented throughout with GCH and DG. PRICED TO SELL!

£98,000

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ENTRANCE VESTIBULE

LIVING ROOM 14 x 12'10" max (14 x 3.9m max)

Feature fireplace

KITCHEN 9' x 4' (2.74m x 1.22m)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Oven hob and extractor, plumbing for washer

LANDING AREA

BEDROOM 12'10" x 11' (3.9m x 3.35m)

Good size double bedroom

BATHROOM

Contemporary bathroom suite with shower over bath, vanity sink and W.C. Part tiled walls and large store cupboard

OUTSIDE

Pleasant fore garden

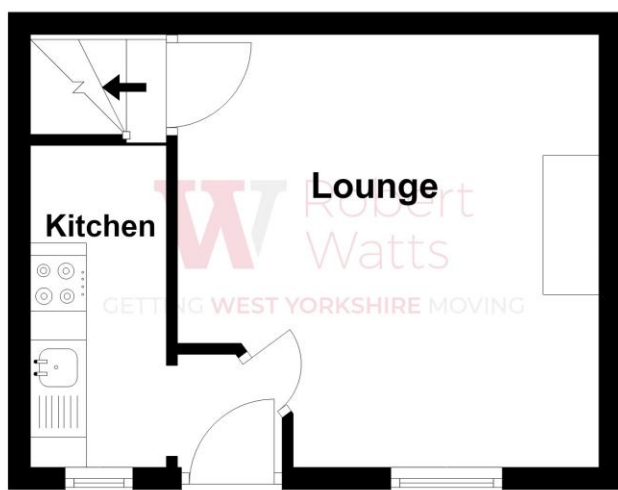
BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

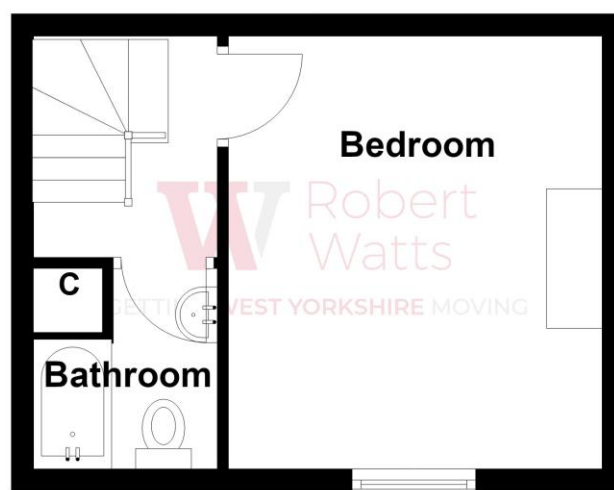
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



5 Carr House Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		