



The Gables, 111 Cooper Lane, Shelf, Halifax, HX3 7RG

**** OVERLOOKING OPEN FIELDS TO THE REAR ** STUNNING SINGLE STORY COTTAGE ****

Having undergone a full renovation this delightful cottage can only be appreciated on an internal viewing.

With front elevation entrance to vestibule and into the kitchen the accommodation briefly comprises: Lounge, impressive breakfast dining kitchen, pantry and guest cloakroom. THREE BEDROOMS (one with W.C) and house bathroom. Externally, the property keeps on giving with plenty of off road parking to the front and larger than expected gardens to the rear with seating area, lawn and large outbuilding that is an ideal space for guests/home office. Close to many amenities both Shelf and Bradford have to offer with good commuter links. We feel this will appeal to a wide variety of buyers and strongly urge early arrangement of viewing.

£345,000

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ENTRANCE VESTIBULE

LOUNGE 13'7" x 15'9" (4.14m x 4.8m)

Cosy reception room with feature fireplace housing gas fire

INNER HALLWAY

DINING KITCHEN 27'1" approx x 13' (8.26m approx x 3.96m)

This room can not fail to impress. Extended to the rear and enjoying the views across open field. The fitted kitchen has an array of wall and base units, worktops to incorporate a breakfast island. Many integrated appliances to include oven, hob and extractor, dishwasher and wine fridge

PANTRY ROOM 5'11" x 4'7" (1.8m x 1.4m)

With power and light

FAMILY BATHROOM 12' x 7'6" (3.66m x 2.29m)

Fully tiled family bathroom with shaped bath, shower over and screen, vanity sink and W.C

CLOAKROOM

Vanity sink and W.C

REAR HALL

External door leading to the rear gardens

BEDROOM 12'7" x 9'3" (3.84m x 2.82m)

Sink and W.C

BEDROOM 12'7" x 9' (3.84m x 2.74m)

BEDROOM THREE 11'10" x 9'11" (3.6m x 3.02m)

Currently utilised as home office

OUTSIDE

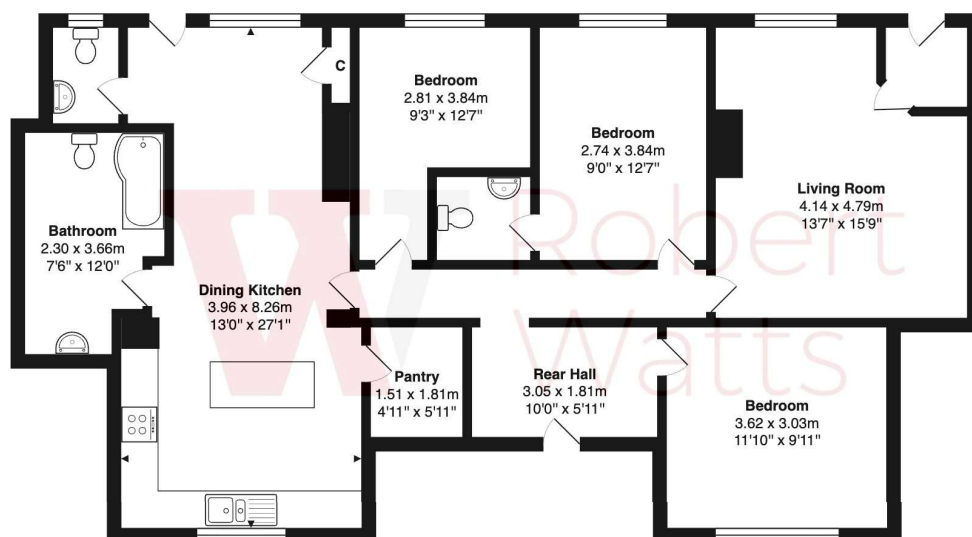
Off road parking to the front. Large gardens to the rear with lawns and seating area. The outbuilding is a great use of space for guests/home office. Fully decorated with wash facilities, and two rooms

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. Please note this is not refundable

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

Total Area: 110.8 m² ... 1193 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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